

QUESTIONS & ANSWER

Q. How are deed restrictions put in place?

A. Deed restrictions are created and imposed on lots in a subdivision by **the initial developer**. At that time, the restrictions are filed in the Deed Records of the County Clerk before the developer sells any lots in the subdivision.

Q. What are deed restrictions?

A. Deed restrictions are written agreements that restrict, or limit, the use or activities that may take place in a subdivision. They are **private agreements and are binding** upon every owner in a subdivision. All future owners become a party to these agreements when they purchase the property in a deed restricted areas.

Q. Why are deed restrictions important to my subdivision or neighborhood?

A. A primary purpose of deed restrictions is protecting neighborhood integrity and quality of life. In an effort to help our neighborhoods maintain their character & protect against unwanted development or changes.

Q. What is the responsibility of the H.O.A?

A. H.O.A in the neighborhood is the “driving force” behind the “Deed Restrictions” enforcement, including notifying the property owners when deed restrictions have been violated.

Q. How often do we write deed restrictions?

A. Deed restrictions are done a minimum of 2 times a month.

Q. When I received a letter about my deed violation, what do I do?

A. When you receive a letter from H.O.A. regarding to the deed violation, there is a time limit. If you feel that you cannot get it done within the time limit given, then you need to contact the office at #281-350-8556 to request an extension, before the certified letter is sent. The certified letter is the final notice and will be charged to your account. If we had made an error, contact the office and let us know and we will correct it.