

## SUMMARY OF KINGS FOREST DEED RESTRICTIONS

This list does not supersede the protective covenants on file for each section of Kings Forest, and does not include all of the protective covenants. Any conflict between the original protective covenants and this document will be resolved in favor of the original covenants. To avoid misunderstandings and inconvenience, always contact the Deed Restriction Committee – the contact information is listed in the Kings Forest website at [www.kingsforest.org](http://www.kingsforest.org).

### **These covenants are designed to protect and perpetuate the essential look of Kings Forest.**

The original development of Kings Forest was guided by a group of legally binding covenants and design standards which established and protected the aesthetic integrity of the community. Day-to-day use and maintenance, additions, and modifications to residential properties must be in compliance with these guidelines, thus assuring continuation of good design, maintenance of property values and preservation of the natural environment.

### **The Kings Forest Deed Restriction & Architectural Committee facilitates covenant protections.**

The Kings Forest Community Association (KFCA) Board of Directors appoints a Deed Restriction & Architectural Committee to serve in a volunteer capacity to:

1. monitor and evaluate violations of established standards and seek constructive resolution of these matters.
2. evaluate and approve as appropriate property owner's applications for modifications or additions to their properties.

The committee reports monthly to the KFCA Board of Directors at the monthly meeting (first Monday of each month at 7:30 p.m. in the Kings Forest pool meeting room).

Contact information for committee members can be found at [www.kingsforest.org](http://www.kingsforest.org).

### **Architectural Committee approval of a project is required.**

The Covenants require that ALL exterior changes and improvements to a property must be reviewed and approved in writing by the Architectural Committee. The committee must approve or disapprove within 30 days.

Applications for changes/improvements should consist of a summary letter describing the project and supporting construction plans or drawings. Proposed structural additions shall be shown on a copy of the recorded property survey including dimensions to the nearest property lines. Once a complete application has been submitted, the application is reviewed by the Architectural Committee. It will then be approved, approved conditionally with modifications, or disapproved. As soon as written notification of approval has been received, the project may begin.

#### **A SPECIAL NOTE:**

**DO NOT ASSUME** your contractor will handle these approvals for you, even if they tell you they will. The majority of Deed Restriction violations on construction or modifications occur when contractors proceed with a project without getting Committee approval.

It is the **HOMEOWNER'S** responsibility to get prior written approvals.

**A City of Houston construction permit DOES NOT imply approval by KFCA.**

*Application forms for various types of projects and copies of the most up-to-date standards are being developed and will be available on the Kings Forest website at [www.kingsforest.org](http://www.kingsforest.org).*

### **The Architectural Committee aims to assist property owners when making improvements.**

The committee's goal in the review process is to assist property owners when making changes. These changes require conformity to the architectural character of the neighborhood and applicable regulations which blends with the natural beauty of our surroundings.

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## Summary of Standards and Covenant Provisions:

### **The following is a brief summary for easy reference.**

This summary of the protective covenants and residential standards is representative, but not all-inclusive, of those now in effect in Kings Forest.

Kings Forest consists of Sections I, II, III and V. While the Restrictive Covenants are nearly identical, there remain some minor differences. The actual Deed Restrictions for each section can be found online at:

Section I: [www.kingsforest.org/kfdr1.pdf](http://www.kingsforest.org/kfdr1.pdf)

Section II: [www.kingsforest.org/kfdr2](http://www.kingsforest.org/kfdr2)

Section III: [www.kingsforest.org/kfdr3](http://www.kingsforest.org/kfdr3)

Section V: [www.kingsforest.org/kfdr3](http://www.kingsforest.org/kfdr3)

**Fences:** Fences, walls and hedges may not be more than six (6) feet high. All fencing plans must be submitted for prior written approval. Wire fences are not allowed.

**Back yard structures:** Decks, patios, arbors, trellises, sunshades, storage sheds, gazebos and similar structures must conform to the architectural character of the existing dwelling. Easements and minimum building setback lines must be observed and prior written approval must be received.

**Clothes drying:** clothes may not be dried in public view, including the view from any public or private property anywhere outside the parcel.

**Colors and materials:** Exterior painting or re-staining with a currently approved color does not require approval. Changes in exterior color or material, however slight, must be reviewed by the committee. This standard applies to doors, shutters, trim and changes in siding, bricks and roofing materials. Colors in muted shades are the norm.

**Exterior Lighting:** any addition or changes to exterior lighting must have prior written approval. Due to their industrial nature, some lamp types and fixture designs will not be approved on residential lots. In general, any lighting which is visible to or impacts neighboring homes will not be approved. The level of illumination of any light should not be offensive or create a glare when viewed from outside the parcel. Directional lights must be aimed into the lot on which they are installed. The light source must be shielded and its light must not shine into neighboring sites.

**Play Structures:** The color, materials and placement of play equipment and structures shall be designed to minimize visual impact of the equipment. Basketball goals must be attached to the residence or mounted on a pole located at or behind a line extending from the front plane of the residence and five feet from the side lot line. Play equipment and basketball goals are not permitted on cul-de-sac islands or on the street edge. All play equipment shall be stored out of sight from the street when not in use. Forts, swing sets, etc., are restricted in height and size and must be screened and located in the rear or side yard and not in any easement. Wood construction is preferred.

**Room additions, garages, carports and detached buildings:** The design of any proposed alteration must be architecturally compatible with the dwelling, and must be approved in writing by KFCA prior to the start of construction.

**Pools and spas:** Pool barrier fencing must comply with the City of Houston's Residential Code. The pool and/or spa as well as its associated decking, berms and waterfalls must not encroach upon any

easement or minimum building setback lines. **The homeowner shall allow 30 days for the application to be processed; after 30 days approval is deemed granted if no response is received.**

**TV Antennae or satellite dishes:** These devices must be located at the rear of the house and below the roof ridge line so as to be hidden from sight when viewed from the fronting street. All dishes must be black or gray in color. The removal of trees for signal reception is not allowed.

**Condition of the residence and the parcel:** Sites shall be kept in a sanitary, healthful and attractive condition, including the regular cutting of all weeds and grass. KFCA has the right to take action to remedy homeowner default in such maintenance and to charge the owner for the cost of such work.

**Landscaping and tree removal:** In an effort to preserve the forested environment and ecological balance of Kings Forest, no tree greater than six inches in diameter measured at a point two feet above the ground may be removed without approval of the Architectural Committee.

**Pets:** You may only keep dogs, cats or other common household pets. Animals must not be allowed to run at large, and must be confined to the owner's lot. They must not result in annoyances or be obnoxious to neighboring residents.

The number of such pets must not be unreasonable. The determination of unreasonable is judged to be in accordance with the City of Houston's limitation of three (3) dogs per residence. Puppies and kittens are not counted in this total until they are weaned from their mother.

Since the annexation of Kingwood, Houston City Ordinance regarding pets is now in force. For more information go to: <http://www.houstontx.gov/health/BARC/barc1-new.html>

**Signs or advertisements:** no signs are allowed except those indicating a property is for sale. Such 'For-Sale' signs may not have a height or width dimension greater than 24 inches and are limited to one per site. KFCA has the right to remove any other signs without liability for trespass.

**Fireworks:** The sale and use of fireworks of any kind whatsoever is strictly prohibited on any property within the city of Houston, which includes Kingwood. This is not a part of the Kings Forest restrictive covenants, but is a city ordinance subject to citations and fines.

**Business conducted out of the home:** A business activity for profit shall not be conducted out of any residence within Kings Forest. Recognizing the reality of modern communications (internet, high-speed cable, etc) and government/community support for reducing traffic by allowing some employees to work at home, the following guidelines will determine whether an activity is judged to be in violation of this covenant. This list is a guide only, and is not limited to the following items:

1. Regular or bulk deliveries or pickup of goods or materials.
2. The sale for profit of items or materials created or stored at the residence.
3. Employees regularly in attendance in or at the residence.
4. Customers regularly visiting the residence.
5. There is visible activity and/or signage which indicates business-for-profit is occurring at the residence.

**Garage, yard, and estates sales are expressly prohibited.** The Kingwood Services Association conducts a flea market once a year in which residents may participate.

**Parking and storage for vehicles:**

- For boats, trailers, trailer homes, travel trailers, motor-homes, truck campers, or other recreational vehicles.
  - Temporary parking: these vehicles may be parked for up to 72 hours at the end of the driveway furthest from the street.

- Permanent parking: permanent or semi-permanent parking is allowed only when screened from view inside the garage or behind fencing in the backyard
- At no time may these vehicles be parked on the street, lawns or open spaces of any lot. Vehicles may not be parked ahead of a line extending from the front plane of the home to the property line on either side.
- Vehicles which are disabled, not currently used, licensed or registered, or are otherwise inoperable, may not be stored in view on any lot.

**Disposition of trash and other debris:** Kings Forest has contracted for private garbage pickup with Waste Management of Texas, Inc.

- The following will be picked up at your garage and MUST NOT be placed at the curb:
 

<input checked="" type="checkbox"/> Household Waste	<input checked="" type="checkbox"/> Grass Clippings	<input checked="" type="checkbox"/> Leaves
<input checked="" type="checkbox"/> Branches	<input checked="" type="checkbox"/> Tree Trimmings	<input checked="" type="checkbox"/> Yard Waste

  - All back-door pickups must be in appropriate containers and/or sturdy garbage bags.
  - Branches and tree trimmings must be less than 3 inches in diameter, cut in lengths not to exceed four (4) feet and securely tied in bundles weighing less than 40 pounds.
- Bulk items (furniture, washers, heaters, etc) will be collected AT THE CURB on the second regularly scheduled service day of the week (Thursday).
- In accordance with Houston city ordinance, curbside pickup items must not be placed on the street until after 6 p.m. the evening before the scheduled pickup (***you risk a city citation for violating this rule***)
- For a missed pickup (total or partial) call **Waste Management** at: 713-686-6666

**Use of easements and rights-of-way:** Easements provide a buffer zone between properties to minimize the impact of one lot upon another. They are set aside for providing utility service and drainage to each lot, and to provide natural vegetative screening and privacy separations between lots. Being certain that your project respects all easements is perhaps the most compelling reason to contact the community association before you complete your project plans.

*This list is not inclusive. To avoid misunderstandings and inconvenience, always contact the Kings Forest Community Association Deed Restriction Committee head. That contact information can be found at [www.kingsforest.org](http://www.kingsforest.org).*

