



CRESTWOOD ARCHITECTURE COMMITTEE

email: crestwoodarchcom@crestwoodglencove.org

Requirements for Construction in the Crestwood Subdivision

The Crestwood subdivision of the Crestwood/Glen Cove Neighborhood is a deed restricted subdivision. The deed restrictions are recorded in Volume 1137 at Page 260 of the Deed Records of Harris County, Texas (“Original Restrictions”); and as amended in 1982 by filing of record in the office of the County Clerk of Harris County, Texas appropriate agreements in writing by the Owners of a majority of the lots in Crestwood acknowledging and approving the court ordered 1982 Amendments (“1982 Amendments”). The recorded documents are on file with the Harris County Clerk, and are downloadable at the Crestwood/Glen Cove website: <https://www.crestwoodglencove.org/neighborhood>.

Per the Deed Restrictions, construction plans are required to be submitted to the Crestwood Architecture Committee (“Committee”) for approval **prior to construction**. Pre-approval to City Permitting by the Committee is a smoother process for Owners since the City requires Owners sign the Declaration of Deed Restriction compliance form for pre-evaluation of all construction projects (ref: Houston Code of Ordinances, §1-11 and §10-3).

Below is a listing of information the Committee needs to evaluate compliance with the Deed Restrictions:

1. A set of electronic and printed ARCH D or E size construction plans submitted to crestwoodarchcom@crestwoodglencove.org. The plan set must include a site plan with the ***dimensioned location on the lot of any planned building or other structure***, in relation to the survey sited building set-backs and utility easements, demonstrating deed restriction compliance. This includes any new building; remodel; or associated structures, e.g., any fence, gate, column, terrace, wall, pillar, ledge, berm, bridge, stair, step, pool, fountain, porch, gazebo, walkway, driveway, foundation system, and other substantial physical structure of any kind, whether constructed of wood, iron, steel, wrought iron, concrete, stone, brick, stucco or, any other building material.
2. Drainage structure details showing flow to front of property; e.g., gutters, downspouts, catch basins and other surface conveyors; as it relates to compliance with Texas Water Code §11.086.
3. Floor plans for all floors including intended function (e.g. kitchen, garage, etc.).
4. Elevations of front, back and sides of all structures, and with specified building materials for all structures and improvements. Roof details, such as overhangs and soffits to show **dimensions**.
5. Trees marked for removal identified on plans. Note: The attractive wooded nature of our area is an extension of Memorial Park; every effort to protect and preserve existing trees onsite is encouraged.
6. Check made out to the “Crestwood Architecture Committee” for \$500 for new construction, or \$100 for remodeling, additions, pool add-ons, fences, etc. to previously approved plans.
7. After the foundation forms are set, a **form survey** confirming the final location of the foundations of all structures prior to pouring concrete emailed to the Committee.

Timely submission of your plans may help you avoid costly errors and assure compliance with the Deed Restrictions before submission for City permitting. The check and printed plans are to be submitted to the Committee. Electronic plans submitted to crestwoodarchcom@crestwoodglencove.org.

The Crestwood Deed Restrictions are a contract among and for the benefit of all of the residents. The Committee strives to keep our neighborhood the desirable place to live. We appreciate your cooperation in this effort. Let us know if you have any questions.

We look forward to working with you.

Crestwood Architecture Committee:

Gail Baxter, Rodney Harrill, Priscilla McLeroy, Paul Titterington, Chuck Tobias

cc: President, Crestwood/Glencove Civic Club