



Glencove II Subdivision
ARCHITECTURE COMMITTEE
email: architecture@crestwoodglencove.org

Requirements for Construction in the Glencove II Subdivision

The Glencove II Subdivision of the Crestwood/Glen Cove Neighborhood is a deed restricted subdivision. The Glencove II property owners require that plans be submitted to the Crestwood/Glen Cove Architecture Committee for approval **prior to permitting and construction**.

Deed restrictions for the Glencove II subdivision can be found at the City of Houston Permitting Center, or at the Crestwood/Glen Cove neighborhood website: www.crestwoodglencove.org.

Below is a listing of the information the Committee needs to decide on approval:

1. Please submit a single set of printed plans in ARCH D or E size and a set of electronic plans emailed to architecture@crestwoodglencove.org. The plan set should include a site plan with the **dimensioned** location on the lot of any planned construction, in relation to the building set-backs and utility easements. This should include plans for **all** structures and improvements, including fences (refer to attached separate guidelines), gates, walls, patios, and pools. The placement of these items relative to property lines, setbacks, and easements is of primary importance. The plans should specify building materials for all structures and improvements.
2. Drainage plan showing gutter and downspout schedule, and surface and below grade water conveyance. The drainage plan may be shown as part of a site plan or on a separate sheet. All drainage features required by the City of Houston should be indicated.
3. Landscaping plans. This should include plans for **all** structures and improvements, including retaining walls, gazebos, and water features.
4. Floor plans for all floors including intended function (e.g. kitchen, garage, etc.).
5. Elevations of front, back and sides of all structures. Roof details, such as overhangs and soffits should show **dimensions**.
6. Check made out to the Crestwood Civic Club for \$500 for new construction, or \$100 for remodeling, additions, pool add-ons, etc. to previously approved plans.
7. After the foundation forms are set, a form survey showing the final location of the foundations of all structures and improvements prior to pouring cement.

Timely submission of your plans may help you avoid costly errors and assure compliance with the Deed Restrictions. Adherence to these guidelines will make your approval process more efficient and timely.

The attractive wooded nature of our area will be quickly lost unless mature trees are carefully preserved. Every effort should be made to protect and preserve existing trees on a construction site.

The Restrictions are for the benefit of all of the residents. The Architecture Committee strives to keep our neighborhood the desirable place we live in. We appreciate your cooperation in this effort. Let us know if you have any additional questions. These materials can be submitted to the Committee members using the following email address: architecture@crestwoodglencove.org.

Glencoves Architecture Committee Members:

George Li, Michael Lucchesi, Alan Svaboda, Cecilia Villanueva

Attachment: Fencing Guidelines

cc: President, Crestwood/Glencove Civic Club

Attachment

Crestwood Architecture Committee Structural Fencing Guidelines

Crestwood General Fence Standards:

- Homeowners are responsible to determine building lines and property lines before construction of a new fence. Crestwood building lines are platted within the Deed Restrictions along with property lines, which are generally not located at the edge of the street or sidewalk. The City of Houston rights-of-way in Crestwood includes room for the street paving, sidewalks, and street trees.
- Property lines that divide one lot from a neighbor's lot can be difficult to locate. It is important not to assume that a fence between neighbors is on the property line. To determine precise locations of property lines, the services of a private land surveyor may need to be engaged.
- Foundations for fencing shall be within building lines and back property lines. Side property line foundations shall be within the property line but behind the front building line.
- Overlay zones have additional setbacks for utilities access which impact the location of a fence.
- Fencing shall not prevent drainage flow to area drains or to street; or redirect flow to adjacent properties.
- Fencing shall be installed and maintained consistently to prevent sagging.
- Posts, trellises, lattice, for example, placed on top of the fence are considered to be part of the fence when measuring the overall height. Fence height is measured from the adjacent grade before modifications.
- Fence mounted solar panels for electric gate operators, mailboxes/package boxes, or any other attached system shall not protrude outside the property line.
- Driveway swing gates shall not swing from the building line to beyond front property line or beyond the side property lines.

Crestwood Fencing Definitions:

- Behind the Building Line Fence –8ft height limit, up to 100% opacity, i.e., solid fencing is allowed. Heights above 8ft require petition to and permit from City of Houston.

Crestwood Fence Materials:

Behind the Building Line Fencing materials that are acceptable in Crestwood are as follows:

- treated and stained wood,
- protected/coated metal,
- tension wire,
- masonry,
- brick

Fencing materials that are prohibited in Crestwood include the following:

- Chain link,
- Electrically charged,
- Plastic,
- Barbed wire,
- Razor wire,
- Corrugated metal

Acceptability of materials not listed above will be assessed by the Committee.