



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 (refer to attached separate guidelines), 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; with no structure height over forty-two feet as measured from natural grade level**.
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. ***We look forward to working with you!***

Crestwood Architecture Committee:

Gail Baxter, Priscilla McLeroy, Paul Titterington, Chuck Tobias

Attachment: Crestwood Architecture Committee Fencing Guidelines

Attachment

Crestwood Architecture Committee Fencing Guidelines

Crestwood General Fence Standards:

- Homeowners are responsible to determine property lines before construction of a new fence. Crestwood property lines 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.
- Overlay zones have additional setbacks for utilities access which impact the location of a fence.
- To determine precise locations of property lines, the services of a private land surveyor may need to be engaged.
- Fencing shall not prevent drainage flow to area drains or to street; or redirect flow to adjacent properties.
- Fencing shall not obstruct any city required sight visibility triangles at yards adjacent to street intersections.
- Foundations for fencing shall be within property lines.
- 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 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.
- In Front of Building Line Fence –
 - Shall be no more than 6ft tall,
 - Shall be less than 30% opacity, i.e., must be 70% “see through”.
 - Exposed structural fencing supports shall face the interior of the property.

Crestwood Fence Materials:

Behind the Building Line and In Front of 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.

The following diagram shows the typical layout of City, Property Line, Building Line and Easement characteristics.

CRESTWOOD FENCING GUIDELINES

TYPICAL LOT CHARACTERISTICS

