

# FAIRMONT PARK HOMES ASSOCIATION, INC.

## Summary of Architectural & Maintenance Guidelines & Parking Guidelines

*Please refer to the web-site for complete Guidelines listed under Maintenance Restrictions*

1. All painted surfaces must be clean and smooth with no bare areas or peeling paint, and all surfaces must be free of mildew. All rotted and damaged wood must be replaced and any damaged brickwork repaired.
2. The existing exterior color of the main body or trim of a house, garage, or other improvement on a lot shall not be changed without prior written approval of the ACC. No attempt will be made to control painting activities in cases where the owner is repainting with the same color as existing color, if replacing an approved color. In general, a neutral tone color, a maximum of two (2) colors, should receive ACC approval. Applications to change the color must include two (2) color samples and a photograph of the brick color. Colors for accents (trim, shutters, doors, windows, storm doors and gutters) will be neutral colors or earth tone blends and are not intended to "outline" the structure. Window shutters and garage doors shall be a single, solid color.
3. Exterior materials and colors should match the house as much as possible. Detailed plans and City permits must be submitted to the ACC.
4. Rain gutters shall be properly maintained. Sagging or falling gutters are not allowed.
5. Roofs must be maintained in good repair with no missing or curling shingles. **See complete guidelines for approved roofs information.**
6. No garage shall be permitted to be used or enclosed for living purposes. Garage doors must be well maintained, in good working order and shall not have broken, rotting, sagging or dented parts, missing window panes, etc.
7. No structures of a temporary character, nor any recreational vehicle, mobile home, trailer, basement, tent, shack, garage, barn, playhouse or other outbuilding shall be used as a residence. Outbuildings, storage buildings or other structures, whether temporary or permanent, used for accessory, playhouse, storage or other purposes shall be limited to eight feet (8') in height and one hundred twenty (120) square feet (10X12) in area and must be approved by the ACC. Materials should match those of the main residence in both size and color. The structure must be kept a minimum of five feet (5') off the rear and three feet (3') off the side property lines.
8. All gazebos must have a permanent roof. The quality and color must match the residence.
9. Window Units must not be visible from street. No air conditioners shall be located in front of a residence. All others must be behind a privacy fence so as not to be seen from neighboring lots or public or private streets.
10. All sidewalks in the side yard must be no greater than 36" wide, and all of which must be properly maintained in good condition. No portion of any driveway shall be located closer than five feet (5') to any side property line. Driveway additions, extensions and/or modifications must be pre-approved, in writing, by the ACC, prior to the installation and/or construction of such driveway addition. All City ordinances and City permit shall be presented to the ACC prior to commencement of construction. The Owner of each Lot shall construct and/or maintain the driveway at his expense. An application must be submitted for any driveway removal, addition or modification, which application shall include detailed plans and municipal permits.
11. Fences, gates, mailboxes, and flag poles must be in good repair. (See complete guidelines for specific sizes and conditions.)
12. Basketball Goals: No basketball goal of any type shall be installed without prior written consent of the ACC. Reasonable steps should be taken to insure that adjoining property owners, area vehicular traffic, and area pedestrian traffic are not disturbed when the goal is in use. This includes: Proper care to insure basketballs do not strike any adjoining structures, landscaping, or vehicles. Not blocking ANY public sidewalks or walkways to the home. The basketball pole, backboard, net, and base must be kept in good repair at all times. If any part of the equipment or supporting mechanisms is removed, either the missing piece must be replaced or the entire goal must be removed. Basketball goals should not be any closer than 15' from the nearest street curb and must be positioned to confine play within the driveway of the subject lot. Basketball goals are not allowed under any circumstances to be placed in the street, or against the curb, nor in any cul-de-sac.
13. Swings shall be located in the back yard. A children's play structure shall be restricted to the fenced portion of the lot. The play structure shall not exceed eight feet (8') in height. The ACC may consider an increased height with submitted plans. The structure must be kept esthetically pleasing, blend with the surroundings, and remain well maintained in appearance. Roofing materials must be approved by the ACC.
14. Lawn and/or patio furniture is not permitted in front yards or driveways. Benches or swings on the front porch may be permitted with prior approval from the ACC. Plastic materials are prohibited.
15. The Owner of each Lot shall maintain the entire lawn including front and back yard, and adjacent street right-of-way, and the improvements, sod, trees, hedges, and plantings thereon, in a neat and attractive condition. Such maintenance shall include regular mowing, edging of turf area, weeding of plant beds, fertilizing, weed control and watering of the turf. Diseased or dead plants or trees must be removed and replaced within ten (10) days. The Association shall have the right, after ten (10) days' notice to the Owner of any Lot, setting forth the action intended to be taken by the Association, provided at the end of such time such action has not already been taken by such owner. All lawn areas must be maintained with grass or other *approved* ground cover. All grass must be mowed and reasonably maintained at a height not to exceed five inches (5"). Shrubs, hedges, and trees may not encroach on sidewalks or obstruct the view of street signs or vehicular/pedestrian traffic. All flowerbeds must be free of weeds.
16. Patio covers should be constructed of materials which complement the main structure. If attached to the house, it must be integrated into the existing roof line and shingles must match the roof. Arbors, sun shades, patio coverings and similar structures must be approved by the ACC and must be either less than eight (8') feet in height or permanently attached to and supported by the main structure. The standard type, quality and color of materials used

in construction must be harmonious with the main residence. No structures in excess of 25% of the main residence "footprint" square footage will be allowed.

17. No aluminum foil, reflective film, paper, newspaper or similar treatment shall be placed on windows or glass doors at any time. Shades, shutters, curtains, blinds and all other window coverings visible from the street or a neighboring property must be of a neutral color, and shall be maintained in good condition at all times.
18. No animals, livestock or poultry of any kind shall be raised, bred or kept on any lot, except dogs, cats or other household pets (not to exceed three total) provided they are not kept, bred or maintained for commercial purposes. The phrase "household pets" shall not include pigs, swine, horses, farm animals, chickens, fowl, or exotic animals. Notwithstanding the foregoing, no animals or fowl may be kept on the Property, which result in an annoyance or are obnoxious to residents in the vicinity. Animals are not permitted to roam the Property and must be controlled on a leash if they are outside a closed in fenced area of a lot. Dangerous and/or vicious animals, including but not limited to "pit bull" breeds, are prohibited. Any person who observes a dangerous animal should immediately report such animal to the City of La Porte Animal Control @ 281-471-3810.
19. Garage sale signs may be placed within the neighborhood on the days the garage sale is open. Signs must be removed by dusk of the last day of the garage sale. Signs must NOT be placed on existing sign posts, light posts, fences or trees and must be free standing. Advertising signs, other than garage sale signs, shall not be placed in yards. Signs which are required by pool and home improvement contracts shall only be allowed during the construction period. Signs supporting political candidates may be placed in a yard and/or public view, must be free standing and ground-mounted, can be placed no more than 90 days prior to the election and must be removed within 10 days after the election. Only one sign per candidate is permissible. Only one (1) advertisement sign is allowed on any Lot and not to exceed six (6) square feet, (2'X3') for the purpose of advertising the Property for a sale or rent.
20. Holiday decorations are permitted and will not require approval. Decorations may be installed no sooner than 30 days prior to the holiday and must be removed within 15 days after the holiday for which they were intended. The ACC reserves the right to require the removal of decorations that either generate complaints or are deemed offensive. A reasonable number of planters, urns and/or flower boxes are permitted on the front porch and /or entrance walkway. Homeowners are limited to no more than two containers or sculptures or a combination of the two (not more than a total of two such items) on the entrance walkway. Containers shall have a five-gallon maximum capacity of each container. All planters must contain viable vegetation. Sculptures shall not exceed twelve inches (12") in height. Plastic containers are prohibited on the entrance walkway. None of the above-described items shall be kept or placed on any driveway, nor any other area in front of any garage door. Corner lots, having two frontages, shall have a maximum of two items per frontage, for a total of not more than four (4) such items.
21. There shall be no storage of clutter and debris in public view. Trash cans and Bar-B Que Pits must be stored out of public view. Any items that cause the public view of the home to appear disorderly may be considered clutter.
22. Solar screens are permitted with prior approval from the ACC. A homeowner must keep the solar screens compatible with the existing aesthetics of the home. The frame finish must be bronze, white, or aluminum to match the existing window frame. Screens may be either black, dark gray or dark brown. All windows must be screened to be considered for approval. Awnings visible from a front or side street shall not be permitted. The ACC must approve awnings on the rear portion of a lot.
23. The use and/or installation of burglar bars on the exterior of any window or door is prohibited.
24. All exterior antennas, solar panels, satellite dish antennas and other such structures shall be installed on the back (rear) portion of the house, in such a manner as to be shielded from street view, to the extent possible.
25. Parking - No vehicle shall be kept or repaired nearer to the front or side street than the front or side setback lines (respectively) for the house, which area must also be fenced by a privacy fence in compliance with the Reservations, Restrictions and Covenants. A wood fence is considered a privacy fence; but a chain link fence, wrought iron fence, or any other see-through fence is not considered a privacy fence. There shall be no parking of any vehicle of any kind, off the driveway and upon any grassy area, including but not limited to the front and side yard of any lot, any common areas, easements or right of ways, regardless of whether or not this area is fenced. There shall be no parking of an automobile, boat trailer, recreational vehicle, or vehicle of any kind off the driveway and outside a back privacy fenced yard at any property at any time. There shall be no parking of a vehicle of any kind, other than a passenger vehicle, on the driveway of the homes whereby such parking obstructs the front view of the house.
26. All properties will be inspected at least twice during each calendar month, at which time all violations will be noted. Any item noted on two (2) or more inspections will result in written notification being forwarded to the property owner, whereby such owner will be requested to correct the violations(s) within a reasonable period of time as determined by the Board of Directors. Following the initial deadline, as determined by the Board, in the event such violation is noted on the next regular inspection, those owners who have failed to correct the violation shall receive (another) written notification, wherein such owners will be requested to correct the violations within thirty (30) days of the date of such request, and wherein such owners shall be advised that failure to comply with the Association's request may result in such owner/property being referred to the Association's legal counsel for appropriate legal action. The imposition of a fine against such owner/property, in the amount of Fifty and No/100 Dollars (\$50.00) shall accompany such second letter, with additional (\$50.00) fines being assessed monthly, until such time that such owner has complied with the Association's request. Such notice shall inform the owner that said owner may request a hearing before the Board of Directors or a Committee appointed by the Board of Directors on or before the 30<sup>th</sup> day after the date the notice is placed in the mail for delivery.

**FPHA Contact Information:**

*Fairmont Park Homes Association, Inc.*  
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La Porte, TX 77572-1192

**Call Center - 281-471-5819**

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Deed Enforcement – [fphadrmanager@gmail.com](mailto:fphadrmanager@gmail.com)

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