

City of Houston Ordinances and Binglewood Deed Restrictions

Homeowner responsibilities toward a shared quality of life and safety in Binglewood are governed by the Binglewood Subdivision Deed Restrictions and City of Houston ("COH") Ordinances. All properties in Binglewood are subject to both. While the COH has full authority to implement ordinances as well as the ability to enforce neighborhood deed restrictions, a neighborhood association, such as the Binglewood Civic Club, can administer the terms of both the Deed Restrictions and COH Ordinances.

It is hoped the following list of ordinances and rules governing Binglewood helps to remind property owners of some common conditions that represent non-compliance which the homeowner may be requested to mitigate. By no means is this list exhaustive. All property owners are responsible for compliance with all of their Section's Deed Restrictions (www.binglewood.com) and applicable COH Ordinances

(https://library.municode.com/tx/houston/codes/code_of_ordinances) at Chapter 10 - BUILDINGS AND NEIGHBORHOOD PROTECTION; Chapter 28 - MISCELLANEOUS OFFENSES AND PROVISIONS; Chapter 30 - NOISE AND SOUND LEVEL REGULATION and Chapter 39 – SOLID WASTE AND LITTER CONTROL) .

Compliance adds to the value of our homes and provides for a much safer and more attractive neighborhood for everyone!

City of Houston Ordinances:

Parking Ordinance: Cars must be parked in the driveway or garage. Parking of vehicles on any unimproved surface in the front or side yards that are not a part of a COH right-of-way is not allowed.

Inoperable or Junk Vehicles: Any vehicle or trailer with an expired license or inspection sticker or that is wrecked, dismantled or inoperable for more than 30 days must be stored in a building or in the garage. Tarps, shades or car covers are not acceptable.

Heavy Trash Pickup: Heavy trash is separated by "junk waste" and "tree waste." Junk waste refers to furniture, appliances, and other bulky materials and must be placed at the curb on EVEN-numbered months only. Tree waste refers to tree limbs, stumps and branches and must be placed at the curb on ODD-numbered months. Heavy trash cannot block the street or ditch and can be placed as early as 6:00 p.m. on the Friday preceding pickup day. Placing heavy trash or any oversized items on the curb prior to the Friday before the scheduled collection date is not allowed.

If you miss the scheduled pickup, you can take your waste to the COH's depository at 14400 Sommermeyer. Bring ID and a copy of your COH utility bill or property tax receipt.

See also TREE and HEAVY TRASH

<https://www.houstontx.gov/solidwaste/treewaste.html>

<https://www.houstontx.gov/solidwaste/trashfacts.pdf>

Trash and Recycling Bins: Placement of the automated trash (black) and recycling (green) bins are regulated by COH Ordinance (Section 39-62(g)). Trash collection in Binglewood occurs every Friday. Recycling occurs every other Friday. Bins may be placed at the curb or driveway no earlier than 6:00 p.m. on Thursday and should be at least five feet apart (on recycling day) so the trucks can more easily pick them up. When emptied or not in use, homeowners must place their trash and recycling bins in a "secure place where it will not be visible to a person standing in the right-of-way of any public street adjacent to the property..." and must be removed from the curb by 10:00 p.m. on the day of collection. This means they must be stored behind a fence or in the garage where they cannot be seen from the street. Storing your containers on the side or in front of your house does not meet this requirement.

Note that electronic waste (batteries, computer equipment, TVs, etc.) and unused chemicals and paint can be recycled at one of two COH of Houston Environmental Service Centers and should not be placed in the trash. Paint cans may be included in regular trash so long as the paint in the can has dried completely.

Recycling does not include plastic bags (take them to your grocery store for recycling), Styrofoam, or food wrap and containers.

Noise: Loud noise that disturbs the peace, quiet, and comfort of the neighborhood is prohibited. This includes amplified sound, noise from motor vehicles and animals.

Rights-of-Way: The COH requires each property owner to maintain 14 feet in front of and behind their property line. This includes the COH right-of-way adjacent to your home. Just as you mow and maintain the grassy area in front of your home all the way to your curb or street, you are also responsible for mowing the side and back of your property if it extends to a curb, street, alley or ditch.

Yard Maintenance: Allowing overgrowth is not allowed. Weeds and grass must be maintained at 9 inches or less and brush and shrubbery at 7 feet or less in height. Dead trees and/or limbs must also be removed and properly disposed of.

Open and/or Vacant Buildings/Structures: All such structures must be kept secured or boarded up. Maintaining any building, fence, or accessory structure in ill-repair or in a structurally unsafe matter or a swimming pool on unoccupied property that is not protected with a fence that is at least four feet high and that has a latched gate that cannot be opened by a child is not allowed.

Posting of House Numbers: House numbers must be at least 3 inches high, 18" from the door, and of a color that contrasts with its background so it's visible from the street.

Open Storage: Maintaining the premises in an unsanitary condition or openly storing or accumulating materials that are visible from the street. These materials include, but are not limited to: dead trees, tree trimmings, fallen tree limbs, cardboard, plastics, tires, refuse, glass, building materials, furniture, commercial business supplies, appliances, inoperable boats, and junk vehicles and/or junked auto parts (wrecked, dismantled, discarded; inoperable for a continuous period of more than 30 days; and/or has an expired license plate or is unlicensed), and other trash, litter or rubbish.

Rat Control: Unlawful to permit accumulation of materials that could harbor rats.

Streets & Sidewalks: prohibited to obstruct them with litter, branches, etc.

Graffiti: It is the responsibility of the owner to have it immediately removed. You may call 3-1-1 for service by the COH.

Discharges into Storm Sewers: It is unlawful to drain acid waste, oil or water containing flammables, poisons or noxious gas, grass cuttings, hedge clippings, leaves or any other yard waste, into the storm sewer or drainage ditch.

Pets: Dogs must be walked on a leash and the pet owner must pick up their waste.

Binglewood Policies and Regulations:

No Trailers, RVs, or Boats Parked in Plain View from the Street: Store in the garage, behind a fence or in public storage.

No Yard Parking: No parking of vehicles on unimproved surfaces in public view.

Signs: Placing any sign on your property except for advertising the property for sale or rent, the services of a builder or contractor, or yard of the month is not allowed.

No Grills in the Front Yard: Barbecues should be in the backyard unless for a block party, National Night Out or other neighborhood event.

No Commercial Vehicles Parked in Front of Houses. "Commercial" means any one or more of these: vehicle one ton or larger; modified vehicle; a vehicle that won't fit in the garage; a vehicle used for a business operated from the home; a vehicle loaded with commercial items that causes a nuisance or eyesore; a vehicle with tandem axles, a hydraulic lift, and/or a lift-gate; any vehicle that constitutes a health and/or safety concern; any vehicle that is subject to a reasonable complaint by a neighbor. A normal size passenger vehicle (e.g., a sedan, a coupe, a convertible or a one-half (1/2) ton pickup truck or one-half (1 /2) ton passenger van) shall not be considered a "commercial vehicle" solely because a small sign, decal or insignia relating to an off-premises business is attached thereto (such as construction, insurance or real estate signs).

Binglewood Deed Restrictions:

Use of Property:

- No lots shall be used for anything other than single family residential purposes.
- No sign of any kind shall be displayed to the public view of any residential lot except as for advertising the property for sale or rent or to advertise the services of a builder or contractor and, then, only during the active construction/sales period.
- No noxious or offensive activities, or those which may be or become an annoyance or nuisance to the neighborhood may be carried out on any property.
- No fence or hedge shall be constructed on any lot nearer to any street than is permitted for the house on said lot.

Architectural Restrictions:

- No improvements of any character shall be erected, or begun to be erected, or changes made in the exterior design of the home (as per original construction), until plans and specifications have been submitted to and approved in writing by the Binglewood Civic Club Architectural Committee. Note that this includes the colors and materials to be applied on the exterior of the home.
- No structure shall be erected on any lot other than one single-family dwelling (not to exceed two stories) and a one or two car garage.
- No structure shall be moved onto any lot until plans and specifications have been submitted to and approved in writing by the Binglewood Civic Club Architectural Committee.
- No trailer, basement, tent, shack, garage, barn, or other outbuilding shall be used as a residence either temporarily or permanently.
- No garage apartment for rental purposes shall be permitted.
- All improvements shall be constructed on the lot to front the street upon which such lot faces.
- No outbuilding shall exceed in height the dwelling to which they are appurtenant.
- Dwellings on corner lots shall have a presentable frontage on all streets adjacent to that lot.
- Building lines: not less than 25 feet from the front property line, not less than 5 feet from the side property line (except for corner lots in which case this value is 10 for property lines abutting a street).
- No fence, radio or aerial wires/antennas, wall, hedge, pergola, or other detached structure for ornamental purposes shall be erected, grown, or maintained forward of the front building line.

Architectural Committee Approval: Improvements to be made on any lot or changes to the exterior of your home requires the approval of the Binglewood Civic Club Architectural Committee.