Binglewood Civic Association, Inc.
P.O. Box 430943
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contact@binglewood.com
www.binglewood.com

BINGLEWOOD SECTIONS 1 through 6

Deed Restrictions Summary

***Legal Disclaimer**: This summary is for informational purposes only and does not constitute formal legal advice or a binding interpretation of the Binglewood Deed Restrictions. For authoritative guidance or specific questions, please review the official recorded documents or consult a licensed real estate attorney.*

Welcome to Binglewood!

Since you have purchased or may be renting a residence in Binglewood, a Deed Restricted Community, we wanted to provide you with a brief summary of the deed restrictions specifically governing Sections 1 through 6 (available on our website at www.binglewood.com). This summary is meant to assist our neighbors by providing an overview of the most commonly asked questions and is not meant to be a legal interpretation of the deed restrictions. For the exact legal wording, please visit our website to access the official documents. If you are uncertain which section you are in, please visit the Harris Central Appraisal District Site at https://hcad.org/ and select "Real Property Search". Complete the search for your specific address to view your Section Number listed within the "Legal Description" section of your property record.

Use of Land

- **Single-Family Residential Only**: No lot shall be used for any purpose other than detached single-family residential living.
- **Strict Signage Limits**: No signs of any kind may be displayed in public view on any residential lot. The only exception is one standard sign of no more than 5 square feet used exclusively to advertise the property for sale or rent, or temporary builder signs during active construction.
- **No Livestock or Commercial Breeding**: No livestock, swine, poultry, or insects of any kind may be raised, bred, or kept on any lot. Standard household pets are permitted provided they are not kept, bred, or maintained for commercial sale or financial gain.
- **Nuisance Prevention**: No noxious, offensive, or illegal trade or activity shall be carried out upon any lot. Anything that becomes an annoyance or a public nuisance to the peace and comfort of the neighborhood is strictly prohibited.
- **No Commercial, Professional, or Alcohol Sales**: Houses may not be utilized for private or public professional businesses, retail shops, or immoral/illegal operations. The sale, manufacturing, or distribution of spirituous or intoxicating liquor is forbidden on-site.
- **Front Yard Fencing Restrictions**: No fence or hedge shall be built or maintained nearer to the front street line than the front exterior wall of the main house structure. For deed restriction purposes, a boundary hedge is legally treated with the same placement limits as a solid fence. For updated configurations for security fencing under Texas law, refer to the Binglewood Security Fencing Policy.

Architectural Restrictions

- **Mandatory Prior Written Approval**: No building, fence, wall, or alternative exterior improvement shall be commenced, erected, or altered until design plans and specifications are submitted in writing and formally approved by the Architectural Approval Committee (AAC).
- **Design Control**: The AAC maintains strict review over all external building materials, exterior paint colors, structural design compatibility, and harmony of the exterior layout relative to existing neighborhood structures.
- **Height and Garage Limits**: Principal residential structures must not exceed two stories in height. Every home must feature a garage designed to accommodate no more and no less than two standard motorized vehicles.

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- **No Pre-fabricated Structures**: No existing houses, manufactured homes, or older structures shall be moved onto any lot from another location.
- **Prohibited Outbuilding Residencies**: No trailer, tent, shack, garage, barn, detached shed, or alternative outbuilding erected on the property shall ever be utilized as a temporary or permanent residence.
- **No Garage Apartments for Rent**: The construction or utilization of detached garage apartments for rental purposes or multi-tenant commercial leasing is completely prohibited.
- **Corner Lot Frontage**: Dwellings situated on corner lots must present a clean, architecturally attractive, and presentable frontage on all sides that face a public street.
- **Property Line Setbacks**: Front building setback lines must be at least 25 feet from the front property line. Side setbacks must remain a minimum of 5 feet from interior lot lines, extending to 10 feet on street-facing corner lots. Rear builds must honor the dedicated easement boundary lines.
- **Front Yard Hedges & Structures**: No major landscaping hedges, structural walls, or auxiliary front yard features can be planted or constructed without receiving an explicit, signed certificate of approval from the AAC.

Easements

- **Public Utility Rights-of-Way**: All lots are subject to recorded easements for the installation, construction, and ongoing maintenance of public utilities (including gas, water, electricity, sewer, and drainage).
- **Unobstructed Access**: Property owners must maintain free, clear, and unblocked access to these easement tracts at all times. Utility companies and maintenance teams retain the legal right to enter these areas to conduct essential infrastructure adjustments, repairs, or emergency work without property owner interference.

If you are planning to update your home's exterior, please make sure to download and complete the official Architectural Approval Application Form on our website before buying your materials or scheduling contractors.