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OTHER RULES GOVERNING BINGLEWOOD

Welcome to Binglewood!

Welcome to the neighborhood! Binglewood is a deed-restricted community in Houston, Texas, managed by the volunteer-led Binglewood Civic Association. To keep our neighborhood safe, clean, and beautiful, all residents must follow both City of Houston (COH) ordinances and our neighborhood's stricter Deed Restrictions and Policies and Guidelines. Here is a quick-reference guide to our most common neighborhood rules, updated with current city and community guidelines:

Summary of Common City of Houston Ordinances

This listing is not exhaustive. It is only a sampling of the most common issues. For more information on city ordinances, see the City of Houston website at www.houstontx.gov/codes

🚙 Parking & Vehicles

- **Driveway Only:** Never park vehicles on front or side yards. Binglewood opted in to the COH ordinance banning yard parking, making violators subject to fines.
- **No Visible Trailers:** Trailers cannot be parked in plain view from the street. Store them in your garage, behind a fence, or at a storage facility.
- **No Commercial Vehicles:** Large work vehicles (1 ton or larger, tandem axles, or hydraulic lifts) cannot be parked in front of homes.
- **Inoperable Cars:** Wrecked, dismantled, or unregistered vehicles must be stored inside a building after 30 days. Covering them with a tarp or shade is not legally acceptable.

🏡 Yard Maintenance, Home Appearance & Graffiti

- **Right-of-Way Mowing:** You are legally responsible for mowing and clearing trash from the public right-of-way directly adjacent to your property line. This includes grassy areas all the way up to the street curb, side streets, or drainage ditches.
- **Backyard Grilling Only:** Keep barbecue grills in the backyard. Front yard grilling is prohibited except for community events like National Night Out.
- **Visible House Numbers:** For deliveries and your safety in an emergency, your address numbers must be **at least 4 inches high** (per COH code). They must be located within 18 inches of your front door and in a color that sharply contrasts with your house.
- **Property Upkeep:** Graffiti must be removed *immediately* by the owner, and any empty or vacant structures must be kept safely boarded up and secured.
- **Firewood Storage**: All firewood must be kept entirely out of sight from the street, stored safely in your garage or backyard.

🍃 Waste & Noise

- **Protect the Storm Drains:** It is unlawful to sweep or dump grass clippings, leaves, hedge trimmings, or chemicals (like motor oil) into storm sewers or drainage ditches.
- **Yard Waste Bagging:** When setting out yard waste for city collection, you do not need city-branded bags. You may use any standard 100% compostable plastic bags or reusable containers.
- **Keep Sidewalks Clear:** Do not block public sidewalks with parked cars, low-hanging tree branches, or trash piles.
- **Shhh… Noise Rules:** Avoid loud music, vehicle revving, or animal noises that disturb your neighbors' peace and comfort. Volume that disturbs the peace, quiet and comfort of neighboring residents is prohibited.

Summary of Binglewood's Policies and Guidelines

Binglewood's recorded Policies and Guidelines are meant to fill in the gaps between our Deed Restrictions and COH ordinances and act as a bridge where Deed Restrictions or ordinances are silent. Their purpose is to help preserve property values, safety, and community aesthetics.

🚙 Vehicles, Trailers, RVs & Boats; Parking & Carports

- **Trailers, RVs & Boats**: Must be stored out of sight in your garage, behind a fence, or at an offsite storage facility.
- **Boat Maintenance**: Temporary driveway parking for cleaning or short-term maintenance is permitted but limited to a maximum of **2 consecutive days**.
- **Commercial Vehicles**: Vehicles 1-ton or larger, modified trucks (like flatbeds or tow trucks), or any vehicles frequently loaded with commercial items or eyesores are strictly prohibited in driveways, front yards, or side yards.
- **Personal Vehicles**: Standard passenger vehicles (sedans, SUVs, and 1/2-ton trucks or vans) are completely fine, even if they feature a small business decal or insignia.
- **Carports**: Detached, mobile, or enclosed carports are strictly prohibited in front of the house or garage. Side-yard carports are allowed only if they match the existing roof design, stay behind the front building line, and/or receive prior Architectural Committee approval.

🏠 Roofing

- **Approval Required**: Written Architectural Committee approval is mandatory **before** installing any wind, hail, or solar-generating shingles.
- **Appearance & Quality**: Eco-friendly or storm shingles must closely resemble standard neighborhood shingles while offering equal or superior durability.
- **Subdivision Standard**: The neighborhood standard is a **30-year architectural shingle**. New or replacement roofs must maintain the home's original style and color.
- **Full-Property Uniformity**: If a style change is approved, all roofs on the property (including sheds and detached outbuildings) must match. Existing original builder metal roofs must be maintained in their original state.

🌞 Solar Energy & Rain Harvesting

- **Solar Approval**: Written Architectural Committee approval is mandatory **before** installing any solar panels or devices.
- **Roof Solar Units**: Panels must match the roof slope, stay below or level with the roofline, hide visible wiring, and utilize standard silver, bronze, or black frames. Installation at the back of the house is preferred whenever possible.
- **Ground Solar Units**: If placed in a fenced yard or patio, solar equipment cannot be taller than the fence line.
- **Restrictions**: Devices are prohibited if they void material warranties, threaten public safety, or cause an unreasonable glare or discomfort to adjoining neighbors.
- **Rain Barrels**: Rainwater harvesting systems are strictly prohibited in the front yard or between your house and an adjacent street. They must match your home's color scheme, feature no non-manufacturer text, and comply with sizing and screening rules.

📦 Backyard Sheds & Greenhouses

- **Size Limits**: Only **one shed** is allowed per lot. It must be under **12 feet tall**, under **150 square feet** in total area, and located in the backyard behind building setback lines.
- **No Living Space**: Under no circumstances can a shed be used as a home, bedroom, or living area.
- **Materials & Matching**: Exterior walls must be wood-framed (e.g., 2x4 construction) with a sloped roof. Cladding, shingles, color, and windows must match your main home. Plastic, rubber, fiberglass, or metal sheds are banned.
- **Foundation Rules**: Dirt or gravel floors are prohibited. Sheds must feature a 4-inch concrete slab or a pressure-treated wood floor. The foundation must be fully backfilled to leave no exposed space beneath, using a proper barrier to prevent burrowing animals.
- **Utilities & Lights**: All utility lines must be underground. Exterior lighting is limited to one 75-watt bulb in a permanent fixture, shielded from neighboring yards.

- **Maintenance**: Doors must be kept closed and latched. No items may be stored outside or attached to the exterior of the shed.
- **Greenhouses**: Greenhouses and resin shed kits are permitted but must still follow all height, backyard location, lighting, and placement rules.

🏠 **ADUs & Additional Living Quarters**

- **Tiny Houses**: Tiny homes on wheels (classified as RVs) are prohibited. Standard Tiny Houses or freestanding Accessory Dwelling Units (ADUs) are not allowed in backyards.
- **Additional Living Quarters**: Separate detached guest houses (like multi-generational suites, art studios, or workshops) are permitted *only* if they are physically connected to the main house in some way such as a pathway or roof connection.
- **Occupancy Limits**: Guest quarters require Architectural Committee approval and must be occupied exclusively by family members or contracted healthcare providers, constructed below the main roofline, and sit at least 65 feet back from the front property line.

📡 **Antennas & Satellite Dishes**

- **Small Dishes**: Standard satellite dishes (1 meter/39.37” or less) and local TV antennas do not require Architectural Committee approval under federal law.
- **Placement**: They must be installed at the rear of the house out of street view, unless doing so completely blocks your reception. Mast heights cannot exceed 12 feet above the roofline.
- **Radio Antennas**: Amateur ("HAM") radios, Citizen’s Band ("CB") radios, and digital audio antennas are not exempt and **do require** advance written Architectural Committee approval.
- **Professional Install**: All transmitting antennas must be professionally installed to ensure safety and prevent close-proximity radiation exposure.

🏀 **Playgrounds & Sports Equipment**

- **Basketball Goals & Hoops**: Only portable, wheeled basketball hoops are permitted. All equipment must be maintained in good repair, free of visible rust, torn nets, or cracked/broken backboards. Permanently installed hoops in the front yard and wall- or garage-mounted systems are strictly prohibited.
- **Hoop Placement**: Portable hoops must stay behind front building setback lines. Corner lot residents cannot place hoops along the side street or sidewalk.
- **Playground Equipment**: Permanent swing sets or jungle gyms are allowed only in the backyard, must minimize visibility from the street, and require Architectural Committee approval. Temporary nets or sports goals may be used in the front yard on a short-term basis.

🚪 **Door Displays & Signage**

- **Religious Entryway Displays**: Religious items must be displayed exclusively on your entry door or door frame and cannot extend past the outer edge of the frame. Combined entryway items cannot exceed the total size of the door and frame. Displays are banned if they threaten safety or feature patently offensive content.
- **Political Signs**: Allowed starting **90 days before** an election and must be removed **10 days after**. Signs must be ground-mounted, limited to **one sign per candidate**, and cannot exceed **4' x 6'**. They cannot feature lights, balloons, music, or decorations.
- **Vendor Signs**: You can display one sign advertising a contractor (e.g., roofers, painters) for up to **60 days after** work is completed. All other signs require Architectural Committee approval.

🏪 **Garage Sales & Rentals**

- **Garage Sales**: Limited to a maximum of **two sales per 12-month period** to comply with Texas State Comptroller regulations. Conducting more than two sales classifies the residence as an unauthorized commercial business.
- **Short-Term Rentals**: Rentals or leases for less than **30 consecutive days** (including Airbnb, VRBO, or similar platforms) are strictly prohibited in Binglewood.



Flags & Flagpoles

- **Approval Required**: You must get written approval from the Architectural Committee **before** installing any flagpole.

- **Flag Limits**: Only **one flag** is allowed per occupied home. No flags are permitted on vacant properties.
- **Size & Height**: Flags cannot exceed **5' x 8'**. Freestanding poles must be under **20 feet tall** and made of durable, neighborhood-harmonious materials.
- **Maintenance**: Flags and poles must be kept in good condition. Flagpole ropes (halyards) must not create excessive noise, and spotlight intensity must not annoy neighbors.
- **Legal Standards**: US and Texas flags must be flown according to official federal and state display laws.

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