

SBV Common Deed Restriction Violations

To protect our properties from neglect, to maintain our properties' values, and to maintain our properties' visual appeal, the HOA board has created a list of common Deed Restriction violations. This list is in accordance with SBV's Deed Restrictions and is not an exhaustive list. Violations will result in fines if not corrected in a timely manner.

1. Flower beds must be maintained (e.g., no weeds or other neglect)
2. Yards must be regularly watered to maintain visual appeal
3. Garbage/recycle bins must be put away no later than the day after service and hidden from view
4. No commercial or recreational vehicle may be parked on the street or driveway for more than 24 hours (must be in day-to-day use)
5. No vehicle may be parked on the street for more than 24 hours (must be in day to day use)
6. No vehicle may park on the curb or yard
7. Fences, gates, or boards must be replaced if damaged or otherwise visually unappealing. **Must submit Architectural Review Application** for consideration of fence and or gate replacement
8. Holiday lights throughout the year must be removed the day after the holiday with the exception to the Holiday lights that are put up at the end of the year. Those lights may not be installed prior to the third Thursday in November and must be removed by January 31st.
9. Back yards that are visible from the street must maintain aesthetic appeal
10. Exterior painting must maintain visual appeal. Only earth tone paints are allowed. **Must submit Architectural Review Application** for consideration
11. Homes in visible need of repair must be repaired. **Must submit Architectural Review Application** for consideration
12. Exterior construction requires board approval. **Must submit Architectural Review Application** for consideration
13. No rubbish, debris, and unsightly items can be kept in front yard
14. Pets must be kept on a leash if not in home or back yard as per City of Houston law
15. No livestock or animals of any kind other than cats, dogs or other common household pets shall be kept, bred or maintained for commercial purposes
16. A property owner may display on their property a sign advertising a political candidate or ballot item in an election no earlier than 90 days before the election to which the sign relates and must be removed by the 10th day after that election date. Only one sign per candidate or ballot item will be allowed
17. **All** outside modifications to property must be requested in writing and approved by the Board of Directors
18. Questions or complaints must be submitted in writing via email to all board members

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