DOC #2020087007

# LAKE FOREST FALLS SUBDIVISION APPEARANCE GUIDELINES

**Return to: Lake Forest Falls Inc.**

**PO Box 1232**

**Conroe, TX 77305**

## *DEFINITION OF A VIOLATION*

**Any unlawful act, or omission to perform a duty, or any condition or thing permitted to exist, where such act, omission, condition or thing:**

(1) Injures or endangers the health and safety of others.;
(2) Offends decency;

(3) Is offensive to the senses, sight, smell, etc.;

(4) Unlawfully interferes with, obstructs or tends to obstruct or renders dangerous for passage any public or private street, highway, sidewalk, path, alley, stream, ditch or drainage pathway;

(5) In any way renders other persons insecure in life or the use of property.

## PROHIBITED ACTS CONSTITUTING VIOLATIONS

**(A)** ***Prohibited acts of conditions which constitute a violation.*** **The maintaining, using, placing, depositing, leaving or permitting to be or remain on any public or private property of any of the following items, conditions or actions are hereby declared to be and constitute a violation and are therefore prohibited and unlawful; provided, however, this list shall not be deemed or construed to be conclusive, limiting or restrictive:**

(1) Noxious weeds and other rank vegetation;

(2) Accumulation of rubbish, trash, refuse, junk and other abandoned materials, metals, lumber, paint, chemicals, stagnant water or of any object or matter that may cause injury, death or disease to human beings;

(3) Any condition that provides harborage for rats, mice, snakes and other vermin;

(4) Any building or other structure which is in such a dilapidated condition that it is unfit for human habitation, or kept in such an unsanitary condition that it is a menace to the health of people residing in the vicinity thereof, or presents a heightened fire hazard in the vicinity where it is located;

(5) All disagreeable or obnoxious odors and stenches, as well as the conditions, substances or other causes which give rise to the emission or generation of such odors and stenches including dense smoke, noxious fumes, gas, soot or cinders, in unreasonable quantities;

(6) The carcasses of animals or fowl not disposed of within 24 hours after death;

(7) The pollution of any public well or cistern, stream, lake, canal or body of water by sewage, dead animals, industrial wastes or other substances;

(8) Any building, structure or other place or location where any activity which is in violation of local, state or federal law is conducted, performed or maintained;

(9) All appliances intended for indoor use, working or non-working, used, stored, abandoned or junked anywhere in the public view;

(10) Dead, diseased or insect-harboring trees when such trees constitute a hazard to life or property;

(11) Garbage cans must not be left at the curb unless on the day of garbage pick-up.

(12) Fences in a deteriorated condition or subject to falling down due to lack of maintenance or damage or that are repaired with materials that are not comparable to the original;

(13) Graffiti that is visible from public view or any private property other than that on which the same exist.

(14) Excessive accumulation of items intended for use outdoors that are not screened from the public view;

(15) Items on a porch, in a yard, under a carport or within any area visible from the public view that are not intended for use outdoors or are not made of material that is resistant to damage or deterioration from exposure to outdoors;

(16) Furniture intended for indoor use that is used, stored, abandoned or junked outside, including on a porch, in a yard or under a carport;

(17) Human waste or wastewater that is deposited, stored, discharged or exposed in such a way as to be a potential instrument or medium in disease transmission;

(18) Violations of Tex. Transportation Code Ch. 683, regarding junked vehicles, and as amended;

(19) Grasses, weeds or brush at a height greater than 12 inches on any lot, tract or parcel of land, including the adjacent parkway and alleys, unless excepted by division (B) below;

(20) Vehicles in the yard of any residence excluding improved parking surfaces.

(21) Violations of Tex. Health and Safety Code Ch. 365, regarding illegal dumping, and as amended.

(22) No signs, billboards, posters, or advertising devices of any character shall be erected, permitted, or maintained on any property. The exception will be real estate, political, or personal signs such as "garage sale" or school/religious signs.

(23) Building/work materials and equipment must be stored out of public view from the street. This does not pertain to new home construction.

(24) New home construction must be completed within one year of starting construction. Any home remodeling, landscaping, pool installation, or other similar changes to property must be completed within sixty (60) days from start of project.

(25) Natural drainage of streets, lots, or other roadway ditches will not be impaired by a person or persons. Driveway culverts will be of sufficient size to afford proper drainage of ditches without backing water up into the ditch or diverting flow.

(26) Proper flag etiquette must be maintained for the U.S. and Texas flags.

## EXCEPTIONS

**(B) Any provision in these guidelines related to grasses, weeds or brush shall not apply to the following areas:**

(1) Certain portions of improved and unimproved creeks; drainage channels; detention and retention ponds; borrow ditches; and any other conveyances subject to water drainage that are maintained by the county;

(2) The portion of any lot, tract or parcel of land greater than two acres, which is more than 50 feet from the curb of any street, the edge of pavement or any traveled portion of a street or roadway; and

(3) Cultivated low-water use landscaping.

These Subdivision Guidelines may be altered, amended or repealed and new Subdivision Guidelines may be adopted by a majority of the Directors present at any regular meeting or at any special meeting, if at least ten days written notice is given to the Directors of the intention to alter, amend, or repeal or to adopt new by-laws at any such meeting.

**James Kuykendall, Director**

**Corporate Acknowledgment**

The State of Texas

County of Montgomery

Before me, the undersigned, a Notary Public on this day personally appeared known to me (or proved to me on the oath of) James Kuykendall to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that the same was the act of the said Lake Forest Falls Inc. a corporation, and that she had executed the same as the act of Director of such corporation for the purpose and consideration therein expressed, and in the capacity therein stated.

Given under my hand and seal of office, this day of August 13, 2020.

NOTARY PUBLIC STATE OF TEXAS
Jessica Kathleen Legan
My Commission Expires
08/30/2023
ID No. 128784582

Notary Public, State of Texas

(PERSONALIZED SEAL)

Jessica Legan
Printed name of Notary Public

My commission expires on the 30 day of August 2023.

**Doc #: 2020087007**
**Pages 4**

**FILED FOR RECORD**
08/13/2020 10:02AM

COUNTY CLERK
MONTGOMERY COUNTY, TEXAS

STATE OF TEXAS,
COUNTY OF MONTGOMERY
I hereby certify that this instrument was filed in the file number sequence on the date and time stamped herein by me and was duly RECORDED in the Official Public Records of Montgomery County, Texas.

**08/13/2020**

County Clerk
Montgomery County, Texas