

Lake Houston Community

Avoiding Common HOA Violations

Hello Homeowners,

Welcome to Goodwin and Company, to assist you in getting acclimated with the different processes we wanted to provide some guidelines regarding the most common violations.

Architectural Covenants and Control – The objective of the architectural review process is to promote an aesthetic harmony in the community by providing for compatibility of specific designs with surrounding buildings, the environment and the topography within the community. This would include regulating the appearance of every aspect of proposed or existing improvements, including but not limited to dwellings, buildings, fences, landscaping, and replacements/modifications of original construction installation.

All improvements require prior written approval and must strictly comply with the requirements of the Design Guidelines unless a variance is obtained. An online architectural application is located on the Goodwin community website, for your convenience.

Landscaping Maintenance – Grasses, weeds and any other vegetation must be maintained and in a neat and attractive manner. Yard must be mowed, weeded, edged, and trimmed at all times including plant beds, expansion joints, fence line, driveways and foundation.

Trash - Trash bins should be placed out of sight on non-trash days.

Boats, Commercial and Recreational Vehicles – No boat, marine craft, hovercraft, aircraft, recreational vehicle, pick-up camper, travel trailer, motor home, utility trailer or similar vehicle or equipment may be parked for storage in the driveway or front yard of any dwelling or parked on any street in the Property, nor shall any such vehicle or equipment be parked for storage in the side or rear yard of any residence unless completely concealed from public view.

Parking and Vehicle Restrictions – No inoperative or unlicensed vehicle may be parked or stored, other than in an enclosed garage.

Holiday Décor and Political Signs – Holiday décor shall not be put up more than 30 days before the holiday and must be removed within 30 days after the holiday. Political signs can be placed 90 days before the election and must be removed 10 days after the election.

Unsightly Conditions – Items such as trash/debris, landscaping materials/bags and other miscellaneous items should not be in view.

Violation Notices – Compliance drives are performed twice a month. Any initial notice regarding a violation will be a courtesy and if uncured will escalate and become a violation.

We appreciate your cooperation, and we hope that the information above will assist in avoiding common violations.

Thank you,
Vickie Cain
Community Association Manager
Lake Houston Community