



## DEED RESTRICTION REMINDERS

A home is one of the biggest and most important investments that most people make. Homes that are built in a Deed Restricted community are governed by a set of legal documents called Covenants, Conditions and Restrictions. The purpose of the Deed Restrictions are to protect the value of the community. Compliance to the Restrictive Covenants by all owners and residents has a significant and substantial impact on the value of not only your property, but those of the entire community. Below is a list of frequent violations that we address. Please take a look at your property and make sure your home is in compliance.

**Trash Cans/Recycle Cans** - Need to be out of view. Any trash can that is visible will receive a deed restriction letter and follow-up enforcement. Out of view means NOT visible from the street. Placing it on the side of the house is not out of view. Place the trash can and/or recycle bin in the garage or behind an enclosed fence. Residents can apply to relocate their side fence if necessary or to install approved screening for the cans. Relocation of fences and/or screening requires prior approval.

**Tree Stakes** - Tree stakes that are no longer attached or are no longer needed to support trees need to be removed.

**Address Plates** - All faded address plates need to be repainted so the addresses are visible from the street.

**Mildew** - Many homes have mildew on the siding. Owners will need to remove the mildew. If the owner decides to repaint their home, they will need to obtain approval, even if the paint is the same color.

**Fence Maintenance** - Leaning panels, broken, loose and/or missing fence pickets need to be repaired and/or replaced. Any owner that elects to replace the entire fence will need prior approval. Staining of any owner's fence is not allowed without prior approval.

**Roof Repairs** - Prior approval is required for a roof replacement. Only Weathered Wood color shingles are permitted.

**Landscape** - Yards are to be maintained in a neat appearance (mowed, edged, weeds removed). Bushes and trees are to be maintained and not overgrown. Owners will need to trim back trees and bushes so the home/windows are visible and matches the aesthetics of the other homes in the community. \*Tree Guidelines are included in this newsletter.

**Rotted wood and trim** - Replacement of rotted wood and trim is required.

**Faded exterior paint colors** - Please submit ACC for approval even if painting the same color.

**Garage Doors** - Faded painted, dented panels, doors that have been replaced but were not painted to match the original color (garage doors are painted by the builders to match the trim on the home).

**Inoperable/stored vehicles** - Inoperable vehicles need to be stored in the garage or outside of the community.

**Items in view** - Please remove items stored in the driveway and/or side of the home. The driveway is for vehicles and is not for the storage of barbecue grills, landscape materials, toys, tools, etc.

**Trailers, mobile homes, campers, etc.** - Trailers, mobile homes, campers, etc. are prohibited and cannot be stored in the community.

**Basketball Goals** - Portable Basketball Goals may not be left in the street, curb, on the sidewalk or driveways between the street and detached sidewalk when not in use. They may not be placed on the cul-de-sac at any time.

**Improvements** - All exterior improvements require prior approval of the Architectural Control Committee (ACC). The ACC has 45 days to review and respond to requests for modification. Incomplete applications will be returned for additional information and the application will not be considered received until all required information is included. \*An ACC application is included in this newsletter.

## IMPORTANT NUMBERS

|                               |              |
|-------------------------------|--------------|
| CGNOA Recreation Center ..... | 281-290-6723 |
| Guard House.....              | 281-357-4183 |

### SCHOOLS

|                                       |              |
|---------------------------------------|--------------|
| Tomball Independent School Dist. .... | 281-357-3100 |
| Willow Creek Elementary .....         | 281-357-3080 |
| Canyon Pointe Elementary.....         | 281-357-3122 |
| Northpointe Intermediate .....        | 281-357-3020 |
| Willow Wood Junior High .....         | 281-357-3030 |
| Tomball High School .....             | 281-357-3220 |
| Tomball Memorial High School.....     | 281-357-3170 |

### PROPERTY TAX

|                           |              |
|---------------------------|--------------|
| Harris County Tax.....    | 713-224-1919 |
| Mud #280 and Mud #15..... | 281-376-8802 |
| NW Harris WCID .....      | 281-376-8802 |

### POLICE & FIRE

|                                              |              |
|----------------------------------------------|--------------|
| Emergency .....                              | 911          |
| Harris County Sheriff ( Non Emergency) ..... | 713-221-6000 |
| Klein Vol. Fire Dept. ....                   | 281-376-4449 |

### MEDICAL

|                                         |              |
|-----------------------------------------|--------------|
| Tomball Regional Medical Center .....   | 281-401-7500 |
| Methodist Willowbrook Hospital.....     | 281-477-1000 |
| Houston Northwest Medical Center .....  | 281-440-1000 |
| Cy-Fair Hospital.....                   | 281-586-4700 |
| Texas Sports Medicine Center .....      | 281-351-6300 |
| Poison Control.....                     | 800-764-7661 |
| Cypress Creek EMS (www.ccems.com) ..... | 281-378-0800 |

### UTILITIES

|                                                      |              |
|------------------------------------------------------|--------------|
| Centerpointe Energy .....                            | 713-207-7777 |
| Power To Choose.....                                 | 888-797-4839 |
| Centerpointe Energy Entex .....                      | 713-659-2111 |
| En-Touch (Customer Service) .....                    | 281-225-1000 |
| Telephone AT&T.....                                  | 800-464-7928 |
| Water District Manager (15 & 280) .....              | 281-376-8802 |
| Waste Management .....                               | 713-686-6666 |
| Waste Management Hazards Waste Pickup-280 Only ..... | 800-449-7587 |
| Utility Marking - Texas One Call .....               | 800-245-4545 |
| Before You Dig.....                                  | 811          |

### TV / INTERNET

|                    |              |
|--------------------|--------------|
| Comcast.....       | 800-266-2278 |
| AT&T U-Verse ..... | 888-320-2167 |
| DirecTV.....       | 888-777-2454 |
| DISH Network ..... | 888-825-2557 |

### NEWSLETTER PUBLISHER

|                  |                         |
|------------------|-------------------------|
| Peel, Inc. ....  | 512-263-9181            |
| Advertising..... | advertising@peelinc.com |

## GUIDELINES FOR STREET TREE PRUNING

We, the undersigned, being all of the members of the Board of Directors (the "Board") of Canyon Gate at Northpointe Owners Association, Inc., a Texas non-profit corporation (the "Association") organized under the Texas Non-Profit Corporations Act, as presently constituted, do by this writing consent to the following actions and adopt the following resolution:

WHEREAS, Article V, Section 5.2 of the Amended and Restated Bylaws of the Association (the "Bylaws") provides:

WHEREAS, Article V, Section 5.3 of the Amended and Restated Bylaws of the Association, provides that the Board of the Association has the power to:

WHEREAS, the Board of Directors of the Association (the "Board") has determined that safety, clear passage of school buses and emergency vehicles, such as Fire Trucks and keeping with the aesthetics and architectural harmony of the community, and to provide clear and definitive guidance regarding street tree pruning, it is appropriate for the Association to adopt the guidelines regarding street tree pruning.

THEREFORE, BE IT RESOLVED, the Board of Directors of the Association does hereby adopt the following guidelines regarding street tree pruning to wit:

1) This Guideline for Street Tree Pruning replaces and supersedes any previous Guidelines for Street Tree Pruning adopted by the Canyon Gate at Northpointe Owners Association Inc. (Association).

2) Each lot owner is responsible for assuring that owner's tenant(s), occupant(s), guest(s) and invitees comply with the provisions of the Association's Dedicatory Instruments. [as that term is defined by Chapter 202.001(a) of the Texas Property Code or its successor statute].

3) Property Owners shall ensure that street trees are properly pruned using the following guidelines:

a) Clearance Pruning - Tree branches should not impede vehicle, emergency vehicle, school bus, delivery vehicle or pedestrian traffic. Branches are to be maintained at a minimum height of fourteen (14) feet above the roadway pavement and eight (8) feet above the pedestrian walkway or sidewalk.

b) Approval from the Architectural Review Committee is not required prior to the pruning of street trees.

4) In the event that an owner, tenant, occupant, guest or invitee of an owner violates any of the provisions of the Guidelines for Street Tree Pruning, the Association, with proper notice, acting through the Board, shall have at its sole discretion the authority to implement the tree trimming maintenance at a non-compliant owner's expense, issue and impose fees, chargebacks, fines and/or suit for violations of these guidelines.

*(Continued on Page 6)*





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# CANYON GATE

## CANYON GATE AT NORTHPOINTE OWNERS ASSOCIATION HOME IMPROVEMENT APPLICATION FORM

THE ARCHITECTURAL CONTROL COMMITTEE HAS UP TO 45 DAYS TO REVIEW AND RESPOND TO APPLICATIONS. THE PROCESS WILL NOT BEGIN UNTIL THE COMPLETED APPLICATION IS RECEIVED. PLEASE CAREFULLY REVIEW THE REQUIREMENTS FOR SUBMITTAL BELOW. YOU WILL RECEIVE A WRITTEN NOTIFICATION OF THE DECISION OF THE COMMITTEE, AND NO INTERIM UPDATES WILL BE GIVEN DURING THE REVIEW PROCESS.

OWNER'S NAME \_\_\_\_\_

ADDRESS \_\_\_\_\_

HOME PHONE \_\_\_\_\_ WORK PHONE \_\_\_\_\_

EMAIL \_\_\_\_\_

Please indicate the improvement which you propose.

- |                                          |                                |                                             |                                       |                                      |
|------------------------------------------|--------------------------------|---------------------------------------------|---------------------------------------|--------------------------------------|
| <input type="checkbox"/> Basketball Goal | <input type="checkbox"/> Deck  | <input type="checkbox"/> Driveway Expansion | <input type="checkbox"/> Door         | <input type="checkbox"/> Flagpole    |
| <input type="checkbox"/> Gazebo          | <input type="checkbox"/> Paint | <input type="checkbox"/> Patio              | <input type="checkbox"/> Pool/Spa     | <input type="checkbox"/> Rain Barrel |
| <input type="checkbox"/> Room Addition   | <input type="checkbox"/> Roof  | <input type="checkbox"/> Solar Energy       | <input type="checkbox"/> Storage Shed | <input type="checkbox"/> Fence       |
| <input type="checkbox"/> Other _____     |                                |                                             |                                       |                                      |

Please describe improvement in detail. Location of improvement which you propose, backyard, side yard, etc. showing in scale the property lines, building set back lines, easements, fences, sidewalks, patios, pools, distances from all sides of the improvement to property lines and pool equipment location. For any room additions and storage buildings, you must obtain a construction permit from the City and/or County within forty-five (45) days of the date of approval by the Architectural Control Committee. **A PLAT OR SURVEY IS REQUIRED.** Use additional sheets should more space be required. \_\_\_\_\_

Materials planned for the improvement you propose;

- |                                                                                                   |
|---------------------------------------------------------------------------------------------------|
| <input type="checkbox"/> Lumber-Type _____                                                        |
| <input type="checkbox"/> Brick-Type & Color _____                                                 |
| <input type="checkbox"/> Screen-Type _____                                                        |
| <input type="checkbox"/> Fence - Type _____                                                       |
| <input type="checkbox"/> Shingles - Manufacturer _____ Color _____ Warranty _____                 |
| <input type="checkbox"/> Dimensions of Planned Improvement: Width _____ Height _____ Length _____ |

Painting or Staining - **YOU MUST** include paint/stain sample and brand/manufacturer. Please give particular consideration to the color of the brick when making your paint selection.

|                   |                         |
|-------------------|-------------------------|
| Brick Color _____ | House Color _____       |
| Trim Color _____  | Garage Door Color _____ |

Work will be completed by:

- ☐ Homeowner

☐ Contractor - Name \_\_\_\_\_ Number \_\_\_\_\_

Anticipated Start Date: \_\_\_\_\_

Anticipated Completion Date: \_\_\_\_\_

Form Completion Checklist:

- ☐ All homeowner information completed and legible.
- ☐ Detailed description of improvements, and attached drawings or plans.
- ☐ Attached survey showing the exact location of the proposed improvements.
- ☐ All paint, stain and or shingle samples.
- ☐ Signed and dated.

IN AN EFFORT TO PROVIDE AND PROTECT EACH INDIVIDUAL HOMEOWNER'S RIGHTS AND VALUES, IT IS REQUIRED THAT ANY HOMEOWNER OR GROUP OF HOMEOWNERS CONSIDERING IMPROVEMENT (EXAMPLES: EXTERIOR PAINT, PATIO COVERS, FENCES, LANDSCAPING, SIDEWALKS, DECKS, ETC.) ON THEIR DEEDED PROPERTY, SUBMIT A REQUEST FOR HOME IMPROVEMENT APPROVAL TO THE ARCHITECTURAL CONTROL COMMITTEE FOR APPROVAL BY THE HOMEOWNERS ASSOCIATION PRIOR TO INITIATING WORK ON PLANNED IMPROVEMENTS. IF ANY CHANGE IS MADE THAT HAS NOT BEEN APPROVED, THE COMMITTEE HAS THE RIGHT TO ASK THE HOMEOWNER TO REMOVE THE IMPROVEMENT FROM HIS PROPERTY. I UNDERSTAND THAT THE ASSOCIATION ARCHITECTURAL CONTROL COMMITTEE WILL ACT ON THIS REQUEST AS QUICKLY AS POSSIBLE AND CONTACT ME IN WRITING REGARDING THEIR DECISIONS. I UNDERSTAND NO INTERIM UPDATES AND STATUS WILL BE GIVEN ON MY APPLICATION. I AGREE NOT TO BEGIN PROPERTY IMPROVEMENT(S) UNTIL THE ARCHITECTURAL CONTROL COMMITTEE NOTIFIES ME OF THEIR DECISION.

Signature of Homeowner \_\_\_\_\_

Date \_\_\_\_\_

RETURN COMPLETED REQUEST FORM TO:

CGNOA  
19522 Del Norte Canyon  
Tomball, TX 77377  
Phone 281.290.6723  
Fax 281.290.6774  
Email: [staff@cgnoa.com](mailto:staff@cgnoa.com)

| FOR ASSOCIATION & OFFICE USE ONLY       |               |                |
|-----------------------------------------|---------------|----------------|
| Date Received:                          | Processed by: | DEADLINE DATE: |
| Date Reviewed:                          | Approved      | Denied         |
| Comments Or Contingencies From ACC/ARC: |               |                |
| ACC/ARC Signatures:                     |               | Date:          |



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# CANYON GATE

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(Continued from Page 2)

5) The Association, acting through the Board is hereby authorized at its sole discretion to impose a lesser fine or no fine at all for a violation of the Association's Dedicatory Instruments. Any adjustment to the Guidelines for Street Tree Pruning shall not be construed as a waiver of the Resolution and/or the Association's Dedicatory Instruments.

6) Except as effected by these guidelines, all provisions contained in the Deed Restrictions, Guidelines or any other dedicatory instruments of the Association shall remain in full force.

We direct that this consent be filed with the minutes of the Corporation of the proceedings of the Board of Directors. Approved and Adopted by the Board on this 10th day of December 2015.

Original document signed by Mike Pitzer. Filed and recorded in Harris County 01/12/16.  
File Clerk #RP-2016-13615

Mike Pitzer

President

Canyon Gate at Northpointe Owners Association, Inc.

A copy of the Recorded Document can be found online at [http://cgnoa.com/canyongate/document\\_view.asp?id=147](http://cgnoa.com/canyongate/document_view.asp?id=147).

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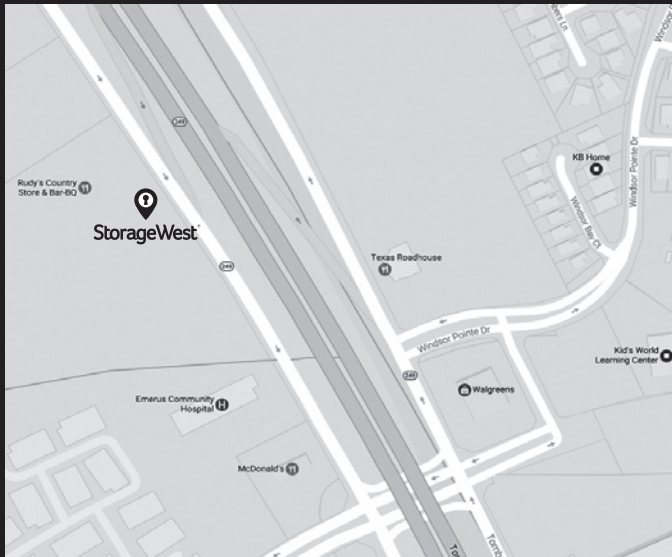
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### CANYON GATE AT NORTHPOINTE MARKET REPORT FOR MARCH 2018\*

Homes SOLD in March 1  
Avg Days on Market 19  
Avg Sales Price \$235,000  
Average List Price vs  
Sales Price Ratio 96.12%  
\*Data is from HAR for 3-1-18 through 3-31-18

#### As of April 1, 2018:

Homes Currently for Sale 7  
Price Range \$229,900 - \$355,000

#### Homes Under Contract 3

Option Pending 0  
Price Range -  
Pending Continue to Show 1  
Price Range \$215,000  
Pending 2  
Price Range \$199,900 - \$219,000

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