

## DEED RESTRICTIONS

### What Are They For and Why Do We Need Them?

Property values are impacted by the price an individual is willing to pay for a property and the price the other individual is willing to accept for that property. When you are purchasing a home, you look for items that will impact the value of the home such as the home(s) next door, across the street and/or homes in the neighborhood (are they being maintained?); yards and landscaping (being maintained?); unleashed pets roaming the neighborhood; the general street appeal; the appeal of the neighborhood entrances; neighborhood parks and recreational facilities/amenities, etc. All of these items have a significant impact on the value of your home.

All of the above items should be areas of concern for you and your family. These items tell you something about the level of pride the homeowners and the HOA have for their homes and neighborhood. They give you an indication if the homeowners are conscientious of the upkeep and appeal of their home. It also tells you if the HOA is doing their part in keeping the common areas attractive and maintained. Ignore these signs? Never! As homeowners we must protect what is most likely the biggest investment of our lives – our homes (not counting college educations for our children).

There are a number of methods that local jurisdictions use to maintain property values. One method used by some cities and townships is zoning. Another method used by various governmental jurisdictions may be local ordinances, or in the case of Willowbridge/Stonebridge, the use of Deed Restrictions. When many of the subdivisions were developed in the Houston and surrounding areas, Deed Restrictions were created and implemented for the explicit mechanism for providing architectural controls.

When you purchase property in a Deed Restricted subdivision, you enter into a contract and agree to acknowledge and perform in accordance to the contents of the Deed Restrictions.

Typically, nothing within the Deed Restrictions is excessively unreasonable. Neighborhoods and communities are generally designed with concerns for architectural controls; the exterior maintenance of your house (who wants a pink and purple house next door?), including your yard and general landscape (considering the potential change of lot contours), which may impact drainage;

storage of vehicles, boats, RV s, campers, etc. in public view; and generally basic guidelines aimed at keeping the neighborhood looking consistent and attractive.

You have made a major commitment in the purchase of your home and so have the people around you. Someday you may be in a position where you want to sell your home – you may be upgrading, downsizing or moving with your job. Your neighbors will also likely sell their home at some point as well. If you choose not to maintain your property; not to routinely paint or maintain your home; not mow, edge and weed your beds and tree wells; not to store your boats, trailers or other vehicles in your garage; not to conform to the requirements for architectural application and review; and not to pay your annual maintenance fees when due...you may be very disappointed in the perceived value your potential buyer may have for your home.

If we all follow the guidelines of our deed restrictions, our home values will be maintained (hopefully increase) and none of us should experience the disappointment of our life's biggest investment losing value.

**FINE POLICY  
EFFECTIVE  
JANUARY 1, 2020**

**If you did not receive correspondence from Graham Management, via regular mail, regarding this new policy please call Leigh Allen, Willowbridge HOA Community Manager, at 713.334.8000 or email her at [lallen@grahammanagementhouston.com](mailto:lallen@grahammanagementhouston.com).**

# Willowbridge - Stonebridge

## IMPORTANT NUMBERS

All Emergencies.....	911
AT&T - Billing .....	800-585-7928
Repair .....	800-246-8464
CenterPoint Energy.....	713-659-2111
HCA Houston ER 24/7 .....	281-897-3100
Harris County Animal Control .....	281-999-3191
Harris County Flood Control.....	713-684-4000
Harris County Sheriff's Office (HCSO) .....	713-221-6000
Newsletter Publisher - Peel, Inc. ....	888-687-6444
Advertising .....	advertising@PEELinc.com
Website .....	www.PEELinc.com
Poison Control Center .....	800-222-1222
Reliant/NRG.....	713-207-7777
Trash - Best Trash .....	281-313-2378
Vacation Watch (to place) - HCSO Pct. 4 .....	281-290-2100
W. Harris County MUD #11 .....	281-807-9500
(Tops Water Management)	
Willow Place Post Office .....	281-890-2392

## ASSOCIATION DIRECTORY

Amenities Access Card.....	
Request at.....	access@grahammanagementhouston.com
Beautification Committee.....	Open Position
Clubhouse Reservations and Pool Parties.....	
Leigh Allen .....	lallen@grahammanagementhouston.com
<b>Lost Pet Coordinator</b>	
Sonia Moore.....	msrco@aol.com
<b>Marquee Coordinator</b>	
Barbara Lallinger.....	blallinger@hotmail.com
<b>Newsletter Coordinator</b>	
Barbara Lallinger & Krystina Cotton.....	
.....	willowbridgenews@gmail.com
<b>Soccer Field Coordinator</b>	
Jay Guarino.....	jvguarino@hotmail.com
<b>Tennis Coordinator</b>	
Cory Fein.....	coryfein@yahoo.com
Website Coordinator.....	willowbridgehoa@live.com
<b>Welcoming Committee</b>	
Gracie Galvan.....	galvangracie@hotmail.com
<b>Yard of the Month Committee</b>	
Nominate your favorite.....	willowbridgehoa.com

## BOARD OF DIRECTORS

Thomas Wilson .....	President
David Smith.....	Vice President
Barbara Lallinger .....	Secretary
Candyce Ward.....	Treasurer
Laura Neidhardt.....	Director

## HOA INFORMATION

Willowbridge Homeowners Association Inc. - Graham Mgmt  
Leigh Allen ..... 713-334-8000 || E-Mail ..... | lallen@grahammanagementhouston.com |
Fax .....	713-334-5055
2825 Wilcrest Dr., #600 Houston, Tx. 77042	
*If you have any questions or comments regarding the neighborhood please contact the numbers above.*	

## BOARD MEETINGS

**QUARTERLY MEETINGS:** 4th Thursday of January, April & July @ 6:00 pm. **ANNUAL HOMEOWNER'S MEETING:** 4th Thursday of October @ 6:00 pm. Additional meetings may be held as determined and NOTICED by the Board of Directors via the marquee and website.

## HARRIS COUNTY ROAD AND BRIDGE

To report street or curb damage, missing/damaged street signs and street flooding: (281) 353-8424 or www.hcp4.net.  
If a resident wants to request a new sign or replace a damaged one, they have to go online and fill out a request.

## STREET LIGHT OUT?

If you notice a street light out PLEASE report it to CenterPoint Energy. We pay for all of the street lights in our subdivision...every month...regardless if they are illuminated or not!! This is also a serious safety issue. To report an outage, follow these steps:

- By Phone: During normal business hours (7 am – 7 pm)
- Call (713) 207-2222
  - Give the Customer Service Representative the 6 digit pole number (located approximately 6 feet up the pole), the street name and closest address.
  - Online (anytime): centerpointenergy.com

## NEWSLETTER ARTICLE SUBMISSION

Newsletter Article submission Deadline is 3rd of each month.  
Please give a 2 month advance notice.  
WillowTalk@ProtonMail.com

## WHAT ARE DECLARATIONS OF COVENANTS, CONDITIONS & RESTRICTIONS?

Declarations of Covenants, Conditions & Restrictions (CC&Rs aka Deed Restrictions) define ownership of all elements of a community, including which are considered common areas and which is homeowner's property. They establish ownership; regulate use, appearance and maintenance; and define the responsible party for carrying out these functions. Planned developments (subdivisions of homes built by one or more builders) draft, develop and use the CC&Rs for the benefit of all residential owners and their neighbors. Neighborhoods with properly drafted and enforced covenants have been shown to be safer, retain and/or increase their property value and maintain better relationships with local governments than those with poorly enforced or no covenants. When closing escrow on a new home located in a planned community, purchasers sign a series of documents, one of which acknowledges that they have received the CC&Rs and agree to abide by them. When properly recorded on a deed conveying land, CC&Rs are legally binding upon the purchaser and the purchaser becomes subject to the CC&Rs whether they reviewed, read or understood them. They are a legal contract and may be so enforced. The HOA enforces the CC&Rs and if violated, penalties can include:

- \*Fines
- \*Late Fees, plus interest
- \*Management Company Administration Fees (*i.e. mailing/postage fees*)

### \*Forced Compliance

\*HOA can file a lawsuit against you

Homeowners living in a covenanted community are required to pay annual dues and/or assessments and occasionally "special" assessments to the HOA. If a homeowner falls behind in these dues and assessments the HOA can legally place a lien on the property, and if they remain unpaid, can ultimately lead to foreclosure.

Our CC&Rs, filed July 23, 1992 can be found online at willowbridgehoa.com by tapping the 3 bars in the top left hand corner, select On Line Forms. Please note that CC&Rs and By-Laws are different documents.



Second Generation  
Willowbridge Resident

## Thinking of Buying or Selling? Contact Me Today!

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The Patel Group, LLC

Mobile: 281.850.6177 | Office: 832.880.0905

[npatel@thepatelgroupllc.com](mailto:npatel@thepatelgroupllc.com)

10480 Grant Rd., Houston, TX 77070





# Willowbridge - Stonebridge

## COMPONENTS OF OUR CC&Rs

### RENOVATIONS, MODIFICATIONS, PROJECTS, ETC.

The following is a basic listing (but not limited to) of things that require ARC approval BEFORE beginning your project. Many of these projects may require additional information once you have submitted your application for your project. If your project is not listed or if you have additional questions, please contact Graham Management at 713.334.8000 and ask for the ARC Department or email [grahammanagement@houston.com](mailto:grahammanagement@houston.com). Please remember that all modifications must be consistent and cohesive with existing structures of your home and your community in general.

- Patio Cover, Arbor, Gazebo, Awnings, Storage Shed, Room Addition
- Play Structures (fort, playhouse, etc.) Swing Set, Trampoline, Basketball Goal, etc.
- Pool/Spa
- Painting, Siding, Gutters
- Roofs, Solar Energy Panels, Skylights
- Front Door, Storm Door
- Windows, Solar Screens, Window Tinting
- Wrought Iron Gates, Burglar Bars
- Decks, Patios
- Concrete Work, Pavers, Painted Concrete
- Antennas
- Fencing
- Landscaping, Tree Removal/Replacement
- Yard Decorations (birdhouses, birdbaths, benches, statues, signs, flagpole, lighting, etc.)

For an ARC Application: [willowbridgehoa.com](http://willowbridgehoa.com), tap the 3 bars in top left hand corner, select Online Forms, select Download ARC Application, select Download ARC Application Instructions. The forms will instruct you in the submission process. **Remember a properly completed form with requested documentation will prevent delays.**

## COMING EVENTS

Splash Day May 16

Memorial Day Weekend - Pool Open May 23, 24, 25

Summer Pool Season Officially Opens June 2

Monthly Board Meeting March 26

Quarterly Board Meeting April 23

Monthly Board Meeting May 28

Monthly Board Meeting June 2

Watch for other activities to come and date or time changes for scheduled activities on the marquee and website and in the newsletter.

## WATCH YOUR CAR

### Harris County Sheriff's Office

Help the Harris County Sheriff's Office keep Harris County safe and avoid becoming a victim of theft by taking action to secure your belongings. **HIDE IT – LOCK IT – TAKE IT**

**VEHICLES** should be locked and secured when not in use and visible enticements eliminated.

- Park vehicle in well-lighted area
- Keep valuables such as cash, loose change, sunglasses, purses, wallets, computers & other electronics, CDs, tapes, and tools out of sight
- Secure vehicle with auto alarm if possible
- Secure steering column with anti-theft device
- Secure pickup tailgates with locking device
- Avoid leaving keys inside of vehicle
- Avoid leaving vehicle running while unattended

For a **FREE** home security survey call the HCSO Community Service Division at 713.755.9454 or [www.hcso.hctx.net](http://www.hcso.hctx.net)



## RECYCLE RITA SAYS

### Home Depot Will Recycle These Common Products

**Batteries:** Non-leak rechargeable batteries used in power tools, cellphones and laptops (NO SINGLE-USE such as AA, AAA, 9 volt, etc.)

**Compact Fluorescent Bulbs:** UNBROKEN indoor and outdoor compact fluorescent Bulbs (NO FLUORESCENT TUBES).

**Plastic Shopping Bags:** Plastic grocery and shopping bags (NO PLASTIC FOOD CONTAINERS).



## Fit and Fun: Health Tips for You & Your Children

By: *Concentra Urgent Care*

Getting fit and staying fit can be a fun process. That's true for individuals, and it's especially true for families.

Fitness is an important topic, especially when your daily routine involves a lot of sitting, whether at work, at school, or at home in front of a computer or TV screen.

The habits that we learn as children are often the habits we carry into adulthood. As parents, we can help our children build healthy habits and find new, fun ways to motivate ourselves and our children to get active.

Below are some ideas for getting off the couch and having some fun while getting fit:

- Take an active vacation: It's tempting every day to think of your vacation as a time to sit and relax. But isn't that what your body does everyday? Instead, you can plan a trip that includes hiking, biking, skiing, and other activities that the whole family can do together.

- Visit a local park: It doesn't have to take a whole day, but you could spend a few hours playing at a park. Take a ball (football or soccer), a Frisbee, or a hacky sack, and play. You can invite some friends to join you, too. And remember: It's not just about the kids moving around – it's your time, too!

- Hold a block party: Call your neighbors, and block off the closest cul-de-sac for a get together that includes fun and active games. From freeze tag and relay races to hide-and-seek and kickball, there are hundreds of activities to choose from that are fun for everyone.

- Go for a hike: Find a local area where you and your family can go and hike for a few miles. Spend time outdoors, and enjoy what nature has to offer while you all get fit!

For more ideas about fun activities, visit the American Alliance for Health, Physical Education, Recreation, and Dance's Web site at: [www.aahperd.com](http://www.aahperd.com).

**The Goal:** Be instrumental in encouraging children to develop the good habit of moving through space, nurturing their physical power, and getting fit.

For more information about healthy activities, contact your health care provider or your Concentra health specialist. For more information on the importance of fitness for children, visit the US Centers for Disease Control and Prevention's website at:

[www.cdc.gov/healthyyouth/physicalactivity/](http://www.cdc.gov/healthyyouth/physicalactivity/)

## THE RECIPE BOX

*From: The Mayo Clinic Diet*

### FRESH PUTTANESCA WITH BROWN RICE

This recipe is a little labor intensive with all of the chopping, but well worth the effort. It may also be served over toasted garlic bread.

4 c. plum tomatoes

1 T. olive oil

4 whole Kalamata olives, pitted ¼ c. fresh basil

4 whole green olives, pitted

1 T. parsley

1 ½ T. capers

1/8 t. red pepper flakes

1 T. garlic, minced

3 c. brown rice, cooked

1. In a large bowl, combine the tomatoes, olives, capers, garlic and oil.

2. Add basil, parsley and red pepper flakes, stirring to combine.

3. Serve over hot cooked rice or toasted garlic bread.

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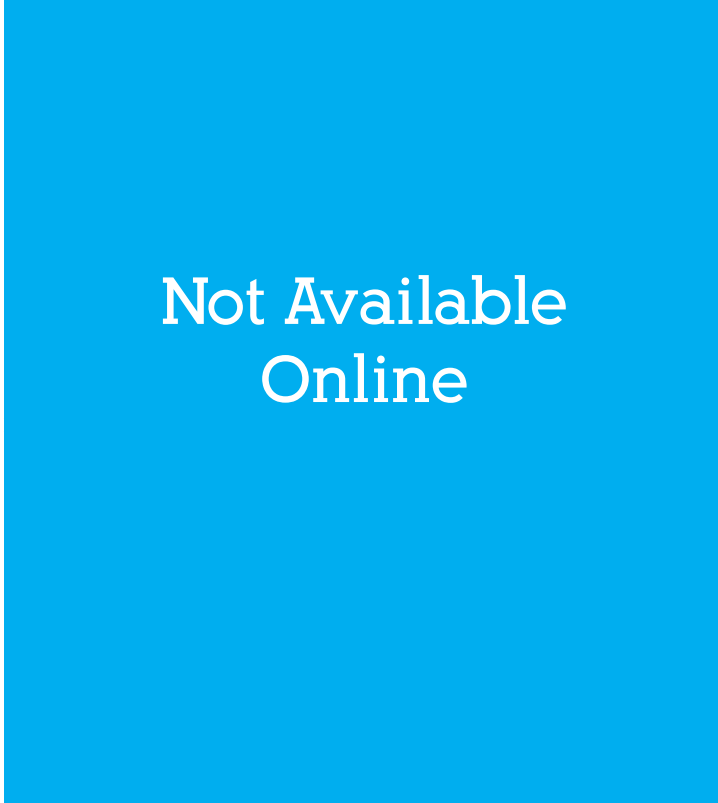
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