

Sagemont Rules

The language found below represents an interpretation of the language recorded in the documented deed restrictions for each section of Sagemont as well as local and state law. The purpose of the interpretations is to make the restrictions easier to understand for all residents of Sagemont. Please familiarize yourself with these rules and abide by them to the best of your ability.

NOTE: Not all restrictions have been interpreted and as such, may not be found here. For the actual language or to see the language for a restriction/topic not covered here, the scanned document for your specific section can be found on at the Harris County Records Department, the Sagemont Maintenance Fund Web Site and the Sagemont Civic Club FaceBook page.

If you have questions or concerns related to the rules listed here, send an email to **Sagemont@att.net**

ALL interpretations have been officially agreed upon by the executive committee at a regular monthly meeting and are considered an approved interpretation. When approved, the date of approval is listed next to the specific rule to which it applies. If no date exists, then the interpretation is still under review. All interpretations once approved, may be challenged at any regularly scheduled committee meeting.

SMF refers to Sagemont Maintenance Fund

All rules marked with (A) require Architectural Control Committee approval.

General

Homes in Sagemont are single family

Homes should be maintained and kept in good repair

Homes and any detached structures (garages, sheds, etc.) should be maintained and secured

Property landscape - May 7, 2024

1. Permanent turf is required on all visible yard areas
2. Must keep lawn and garden areas alive and free of weeds
3. Lawn must be mowed with such frequency as to not appear unkept
 - a. Failure to maintain yard will result in a formal warning and possible forced mowing of the yard at the owner's expense
 - b. Grass that is kept longer is acceptable provided it is of uniform length (should not exceed 6 inches)
4. Reasonable attempts should be made to collect and dispose of all trash, grass clippings, dead vegetation, leaves, etc.
 - a. Moving such debris into any part of the roadway is prohibited
5. Shrubs planted near the foundation shall be pruned to allow visibility of a maximum of 1/3 of the first-floor windows
6. Front yard patios require written approval from the architectural control committee

Street gutters & drains - May 7, 2024

1. The drainage gutter and any drain immediately adjacent should be kept clear of trash and landscape debris for the purpose of aiding the timely removal of rainwater to reduce the likelihood of inadvertent street and lot flooding
2. All residents are equally responsible for maintaining said drains and gutters

Rain gutters - May 7, 2024

1. Rain gutters are recommended but not required
2. Rain gutters must be installed properly and kept in good condition
 - a. All rain gutters must be kept clear of debris to discourage the visible growth of vegetation within them
3. Rain barrels are permissible but may not be visible from the street

RVs, travel trailers, boats, trailers, etc.(A) - May 7, 2024

1. Must be stored offsite unless stored in a garage, backyard, or behind a fence which blocks a majority of the view from any public roadway
2. Can be fully visible for up to 72 hours with prior approval
 - a. Must be legally parked
 - b. Must not block traffic, not be parked against traffic, not parked over sidewalk

Homes in remodel (unoccupied) (A) - May 7, 2024

1. Maintain a safe workspace at all times
 - a. Construction materials should not be accessible to the public overnight
2. Sidewalks must not be blocked at any time unless reasonable, temporary accommodations are made for pedestrian traffic to pass by safely
Maintain yard appearance
 - a. Yards must be maintained during all phases of construction/remodel
 - b. Failure to maintain yard will result in a formal warning and possible forced mowing of the yard at the owner's expense
3. Assure property is secured when there are no workers present
 - a. Proper locks, doors, fences, and gates

Parking - May 7, 2024

1. Grass/yard parking - is strictly prohibited (COH Sec 28-301)
2. Street parking - the right-side wheels of any vehicle parked on any street must be as close to the curb as possible and must not block any part of a residents drive
 - a. Vehicles that are "wrong way" parked are considered illegally parked and subject to being towed
3. Driveway parking - Any vehicle parked on a driveway must not block a majority of any adjacent sidewalk (COH Sec 40-362)
 - a. Any vehicle parked on a driveway must be operable and have legal registration and inspection (Texas Transportation Code Sec. 683.073)

Exterior air conditioning hardware - May 7, 2024

1. All visible outside hardware must appear to be in good condition
2. All visible outside hardware must not be significantly leaning or broken/damaged
3. No "window unit" is permissible if visible from the street

Exterior paint (A) - May 7, 2024

1. Must appear fresh and not peeling or incomplete
 - a. All visible exterior painted areas must be of a similar color to the

surrounding homes

Roof (A) - May 7, 2024

1. Must not show extensive signs of wear or damage
2. Materials
 - a. Flat roof - crushed marble slag or pea gravel set in a built-up deck
 - b. Pitched roof - (1) asphalt or composition shingles comparable in quality, weight
 - i. Alternative materials may be used only with Architectural Control Committee approval

Structural/property damage due to natural/other circumstances - May 7, 2024

1. The property must be secured such that no trespassing is possible
2. Damage to windows, doors, their openings, or any opening in the structure must be covered with materials in good condition and used in an expected manner
 - a. No cardboard coverings
 - b. No damaged or deteriorated tarps

Exterior housing materials - May 7, 2024

1. Siding/Trim/Soffits/Facia (all structures)
 - a. Must be in good condition (freshly painted, not rotten or coming apart)
 - b. Must be durable and of a similar style to surrounding homes

Windows/window openings (A) - May 7, 2024

1. Colors and style must be complementary to the overall style of the home and surrounding homes
2. No broken or boarded-up window openings are permitted without prior approval
3. No foil or other non-window covering material may cover any window opening
4. Tinted glass treatment is acceptable on a case-by-case basis

Doors, Garage Doors, and Windows (A) - May 7, 2024

1. Must be in good condition (clean, fresh paint, free from corrosion, complete)
2. Windows, doors and/or hardware visible from the street must be whole and in working order

Exterior lighting (A) - May 7, 2024

1. Lighting should be installed so that it does not significantly illuminate any door or window of an adjacent property

Security cameras - May 7, 2024

1. No installed security camera should be positioned to observe another property without the property owners approval

Flags - May 7, 2024

1. Flag poles, either standing or attached to a structure must be in good condition
2. Flags/banners must be appropriately sized for size/type of pole or stand and should be displayed tastefully and appropriate to the time of year
3. Flags should be in good condition with no fraying or fading
4. US Flags should be illuminated if displayed at night

Garage - May 7, 2024

1. Can accommodate two cars but, no more than three cars
2. Painted garage doors should be free from corrosion and appear fresh
3. The garage must be secured

Carports (A) - May 7, 2024

1. Permissible only on homes with detached garages
2. Colors must be consistent with surrounding structures
3. Must not exceed the height of the main structure
4. Must be in good working order with no visible corrosion or peeling paint

Swimming pools (in-ground/above-ground) (A) - May 7, 2024

1. Swimming pools and spas must be constructed and maintained year-round in such a way as to permit safe swimming/recreation. When not in use, a swimming pool or spa must be maintained year-round to prevent public health and environmental concerns
2. All new pools must be approved by the ACC prior to the beginning of construction according to TDH Standards for Swimming Pools and Spas (Sections 265.181- 265.204).

Number of floors (A) - May 7, 2024

1. No building can be greater than two-stories tall

Outside sports structures (A) - May 7, 2024

1. Temporary/non-permanent structures of any kind may not be left out overnight
2. Permanent structures may be installed with prior approval

3. Must be in good working order with a complete net installed

Yard/garage sales - May 7, 2024

1. No permit is required
2. Must not last more than three consecutive days
3. Items not sold on the first day must be kept out of site overnight
4. Items to be discarded or offered for free, should not be placed on the curb any earlier than 12 hours before the designated heavy trash days
5. Signs promoting a sale should be collected at the end of the last day of the sale
6. Limited to 2 per year (Texas Tax Code Section 151.304)

Smoker/BBQ pit/gas grill - May 7, 2024

1. Any such cooking appliance should not be visible from the street overnight

Firepits - May 7, 2024

1. Must be kept clean/sanitary
2. Must have reasonable safety measures in place prior to use
3. Not too close to any structure with water hose nearby

Solar panels - May 7, 2024

1. Roof installed - must be installed in accordance with industry standards
2. Yard installed - must not be forward of the front building line
3. When feasible - place on rear of home

House numbers - May 7, 2024

1. Each home must have address posted and maintained on or within 18 inches of the home (COH Sec. 10-211)
2. Curbside - should be clearly visible with numbers no less than 3" tall
 - a. Numbers should be painted with white reflective paint
 - b. Logos are permissible
3. On-home - should be clearly visible with numbers no less than 4" tall
 - a. Color should contrast the wall surface on which they are attached

Sidewalks(A) - May 7, 2024

1. Homeowners are responsible for sidewalks in front of/alongside their home
2. All properties should have a concrete sidewalk, four feet wide, parallel to the street curb which extends from lot boundary to lot boundary, into the street right-of-way and/or street curbs at corner lots
3. Sidewalk sections must be level relative to adjacent sidewalk sections

Concrete maintenance (A) - May 7, 2024

1. Homeowners are responsible for driveways, sidewalks, curbs and curbside gutters in front of/alongside their home
 - a. All visible concrete must be visibly clean, with few signs of pollution or algae
 - b. All visible concrete must be kept free of any vegetation in the joints/cracks
 - c. All visible concrete must be maintained such that their appearance is whole, structurally sound, and clear of debris

Driveways (A) - May 7, 2024

1. Must be constructed of durable materials and engineered to accommodate passenger vehicles
2. Widening of driveways and half circle may be allowed but require approval by SMF and a COH permit.
3. Driveway joints should be properly maintained and kept free of any vegetation in the joints/cracks

Animals - May 7, 2024

1. No animals, livestock, or poultry of any kind shall be raised, bred, or kept except for typical household pets provided they are not kept, bred, or maintained for any commercial purpose. (A maximum of 6 chickens are allowed but must be at least 100 feet from any residence.)
2. All dogs and cats must be licensed and have current vaccinations
3. All dogs and cats must be on a leash while in any public area

Occupancy - May 7, 2024

1. All homes and each lot is a single family residence
2. Rooms in the main residence shall not be sublet
3. No garage apartments or other structures for rent shall be permitted
4. Living quarters not in the principle structure may only be used for bona fide servants employed on the premises and by members of the family of the occupants of the principle structure.

Fences (A) - May 7, 2024

1. No fence may exceed eight feet in height
2. Fences must be consistent in height from corner-to-corner
3. Material selection
 - a. Most materials are permissible if fence is not visible from any publicly accessible area

- b. All visible materials must be structurally formidable, consistent in application, and in good condition visibly
- 4. Visible chain link fences are not permissible
- 5. Installation limitations
 - a. Cannot obstruct sightlines at elevations between two and six feet above the roadway

Home-based business - May 7, 2024

- 1. No lot should appear to be used as a business

Vehicles/trailers/boats - May 7, 2024

- 1. All visible vehicles must be parked legally, street legal, and in good repair
- 2. Large profile trucks/vans, or any other vehicle, other than passenger vehicles will be permitted to park on streets or on drives near any residence as follows:
 - a. The time limit for parking a trailer on a public street is 2 hours. This includes portable storage units. (APK-42)
 - b. Large vehicles may not park on any street in a residential district except for active loading and unloading. (APK-41)
- 3. Parking commercial vehicles on a public street is prohibited between 2 AM -6 AM (APK-40)
- 4. No boats or trailers of any kind can be visibly stored on the property
- 5. Boats and trailers must not be visible for more than 24 hours without prior SMF approval

Tree & shrub maintenance - May 7, 2024

- 1. Tree & shrub maintenance is the property owner's responsibility of the property to which they are associated
- 2. Tree minimum clearance
 - a. Over street - tree branches should be trimmed to maintain a 12-foot clearance
 - b. Over sidewalk - tree branches should be trimmed to maintain an 8-foot clearance
- 3. All trees must appear to be free of dead limbs and branches
- 4. All palm trees must have dead fronds pruned seasonally
- 5. Trees & shrubs should be kept sufficiently trimmed such that any adjacent sidewalk is clear from the ground to a minimum of 8 feet
- 6. No tree or shrub shall be maintained that obscures a minimum of 150 feet line of sight to any traffic control/sign

Trash - May 7, 2024

1. No lot shall be used as a dumping ground
2. Please refer to the COH "Rollout" app for guidance on when to place trash at the curb
3. All household trash must be kept in COH automated trash cans or other sanitary containers
4. Yard waste may be disposed of in COH approved plastic bags and placed curbside no earlier than 1 day prior to trash pickup
5. Tree/bush cuttings may be placed curbside 1 day prior to pickup in small bundles which are easy to pick up (~3 feet cube)
6. Sagemont's trash pick-up is every Thursday.
7. Automated trash cans for household waste and recycle, provided by COH, can be put at curbside after 6 pm the day before the designated trash/recycle day.
8. Tree Waste (odd months) and Junk Waste (even months) should be placed adjacent to the front curb in a location easily accessible to the collection vehicle between the hours of 6:00 pm the Friday before and 7:00 am on the scheduled collection day. COH Sec 39-50; 39-65
9. Automated trash cans must be placed out of site from the street and remain out of site from the street no later than 10 pm on the designated trash day.
10. Putting Tree Waste and/or Junk Waste out not in accordance with COH guidelines will result in a formal warning and possible removal of Tree Waste and/or Junk Waste at the owner's expense.

Failure to follow these guidelines may result in a fee being assessed to the homeowners PayHOA account.