

KENSWICK MEADOWS COMMUNITY ASSOCIATION, INC.
P. O. Box 745
Humble, TX 77347-0745
346-657-1590
thenewkenswickmeadows@gmail.com

(KMCA – Declaration of Covenant – CCR ARTICLES: VIOLATION LIST)

Please Note:

If a resident is sent a violation letter, a charge amount can be implemented if the violation is not cleared up within the specific days indicated on the letter. If you fail to clear up the violation within the time frame additional violation amounts will be assessed. Also, in the event of a resale of your residence; if the fees have not been met, KMCA will charge this to your account to be collected. All violations including the CCR will apply to all members. See CCR – Articles of Covenants for the additional violations.

- Parking violations of Vehicle(s) and/or Commercial Vehicle(s) including inoperative vehicles in the driveway and street – Fine: \$75.00
- Architectural Review Application (find application online to complete) this must be approved by the KMCA committee before improvement or changes to the exterior of the residence. Failure to submit the application prior to improvement is an additional – Fine: \$100.00 (CCR – Article II. Section 2)
- Loud noise/music, Dog waste/Cat litter in yard and no leash – Fine: \$50.00 per incident
- Late Payment of Assessment is – 10% additional
- Move-out yard debris/waste – Fine: \$200.00 will be charged to property owner
- HOA charge for clean-up of yard littered Minimum – Fine: \$1,500.00 + Dumping Fee Minimum Fee: \$450.00, and any up charges will be billed to the property owner
- Uncut Grass – 1st notice will be mailed out after 2 weeks; 2nd notice will be mailed and there will be a \$150.00 minimum fee for KMCA hiring of Lawn Service (front/yard and sides)
- No signs are permitted to be posted on the mailboxes or poles – Fine: \$25.00

- Lease or for Sale signs posted at residents' home must be taken down 3 days after finalizing the Lease or Sale of the home; the sign(s) must be removed, and not be visible in front of the yard, or there will be – Fine: \$25.00
- Fence picket knots that are out by the resident or property owner residing in KMCA will be – Fine: \$50.00
- No Animals, Animal Husbandry (livestock or poultry) of any kind shall be raised, bred, or kept on any lot/resident. CCR – Article II. Section 11. – Fine: \$200.00
- On inspection all blue garbage cans must be placed back on the side of the home or in the garage and not in the front yard. Residents' will be given a 1st warning, 2nd warning – Fine: \$15.00 to the property owner
- No storage of Automobiles, Boats, Trailers, or Other Inoperative Automobiles shall be permanently stored on the public street, or forward of the front building Storage, such must be screened from public view – Fine: \$55.00 after notice if not removed within the timeframe allowable – Fee: \$100.00 additional
- Heavy trash is on every FRIDAY, only put the trash out 2 days prior to heavy trash pickup. If your Heavy trash is not picked up on Friday you will have to remove it off of the curb by 8:30 A.M. the next day, if not, there will be a – Fine: \$25.00
- All Landlord(s) and management companies must provide a copy to KMCA of the lease agreement of their renters before move-in or within 5 business days after move-in or a \$15.00 penalty fee will be applied for each day the renter is not registered
- All homes that are occupied by leases or renters, the owner must paint the front door black or there will be a \$75.00 fee for each month not in compliance
- All unused Play Equipment, such as basketball goals, soccer goals, moonwalkers, jumpers, bouncies and inflatables, etc. must be placed away after each use, if not there will be a – Fine: \$15.00 per day to the owners account

Resident's here are some useful telephone numbers:

Constable: 281-376-3472

Harris County: 311 or 713-755-5000

Harris County – Health Department – Neighborhood Nuisance: 713-274-6300

Republic Trash: 713-626-6200

MUD 26 Water: 281-367-5511

CenterPoint Lights: 713-207-2222

EMS/Fire Dept.: 281-446-2211