

**KENSWICK MEADOWS COMMUNITY ASSOCIATION, INC.**

**P.O. Box Humble, TX. 77347-0745 Humble, TX 77347-0745**

**(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 timeframe additional violation amounts will be charged.**

**Also, in the event of a resale of your resident. If the fees have not been met KMCA will charge this to your account to be collected.**

**All Violation included in 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 driveway and on street \$75
- Architectural Reviews Application ( Find Application Online to Complete) this must be approved by the KMCA committee before improvement or change to the exterior of the resident failure to submit the application prior improvement is an additional \$100. CCR (Article II. Section 2)
- Loud noise/Music, Dog/Cat Litter in yard and No leash -\$50
- Late Payment of Assessment – Is 10% additional
  - Move out yard debris/ waste – Fine \$200 charge to owner
  - HOA charge for cleanup of yard litter – Minimum \$1500 + Dumping Fee Minimum of \$450 – and Up the charge will be billed to the owner of property
- Grass cut - 1 notice will be mailed out after 2 weeks 2<sup>nd</sup> notice will be mailed there will be a \$150 minimum fee for KMCA hiring of lawn service. – (Front Yard and sides).
- No signs are allowed to be posted on the mailboxes or poles, fine \$25
- Lease or for Sale signs posted at resident home must be taken down 3 days after the finalizing the lease or sale of the home and signs must removed and be not be visible in front of yard. \$25
- Fences pickets knot out by residence residing in KMCA will be fine \$50 dollars or owner of property.
- No Animal Husbandry- No animals , livestock or poultry of any kind shall be raised bred or kept on any lot/resident. CCR Article II Section 11. \$200.

- On inspection all blue garbage can must be put on the side of the home or in the garage and not in the front of the yard. Resident will be given a 1<sup>st</sup> warning, 2<sup>nd</sup> warning \$35 billed to resident or owner of property.
- No Storage of Automobiles, Boats, Trailers or Other Inoperative Automobiles shall be semi permanently or permanently stored in the public street, or forward of the front building Storage of such must be screened from public view. \$55 after notice if not remove within the timeframe allowable fee will be an additional \$100
- Heavy trash is on every FRIDAY, only put the trash out 2 days prior to heavy trash pickup. If your Heavy is not picked up on Friday you will be required to remove it off the curb by 8:30 a.m. the next day if not there will be a \$25 fee
- 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 a \$15 penalty will apply each day the renter is not registered.
- All homes that are occupied by leases or renters the owner must paint the front door black. their doors. \$75 fee each month not in compliance.

**Residents here 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 Light- 713 207-2222

EMS/ Fire Dept- 281 446-2211