



Meadowcreek Advisor

Summer

www.mvcivic.club

2023



MEADOWCREEK VILLAGE A DEED RESTRICTED COMMUNITY!

What Does This Mean For Residents?

For more great information on specific City of Houston Ordinances and Meadowcreek Village Deed Restrictions, go to <https://mvcivic.club/helpful-community-information/>

We all want a nice neighborhood to live in. This is why the founding residents of Meadowcreek Village decided long ago to adopt a DEED RESTRICTION POLICY for the neighborhood. What does this mean for the residents of Meadowcreek Village? To make it simple, a "DEED RESTRICTED" COMMUNITY is a neighborhood that does two main things: (1) It supports and promotes the City of Houston Ordinances that keep a neighborhood well maintained. (2) In addition to City of Houston Neighborhood Ordinances, a DEED RESTRICTED COMMUNITY also has some specific rules that keep the neighborhood property values from declining. It costs very little to obey the neighborhood deed restrictions and the City of Houston Laws. The Meadowcreek Civic Club has been notified that the City of Houston will be out in force to make certain that the City of Houston laws are followed by our residents. **Tickets with large fines will be issued.** Don't let this happen to you! Here are some MAJOR City Ordinances that you will need to follow (**NO MATTER IF YOU RENT OR OWN A HOME IN MEADOWCREEK**) or face MAJOR fines:

CITY ORDINANCES To Follow (continued)

- NO JUNK CARS PARKED ON PROPERTY OR STREET
- NO HEAVY TRASH ON STREET EARLIER THAN 3 DAYS BEFORE PICKUP
- NO CONSTRUCTION WITHOUT PROPER POSTED CITY PERMIT
- NO DISCHARGE OF ANY FIREARMS IN CITY LIMITS
- NO DUMPING WASTE OF ANY KIND IN STORM DRAINS
- NO UNSECURED HOMES ALLOWED (Broken Windows, Open Doors)
- NO LOUD MUSIC, NOISE, PARTIES THAT CAUSE DISTURBANCE
- NO TALL GRASS OR WEEDS ON PROPERTY
- NO MORE THAN 3 GARAGE SALES PER YEAR
- NO COMMERCIALLY SOLD FOOD PREPARED IN HOMES (No City Food Permit)
- NO VEHICLE OR TRAILER PARKED ON STREET FOR MORE THAN 24 HOURS WITHOUT MOVEMENT
- NO FIREWORKS IN CITY LIMITS
- NO VEHICLES OR TRAILERS PARKED ON STREET THAT BLOCK THE CITY OF HOUSTON TRASH COLLECTION
- NO TRASH BURNING
- NO DUMPING OF ANY KIND IN WATERWAYS (BERRY BAYOU, DRAINAGE TRIBUTARIES)
- NO BLOCKING FIRE HYDRANTS
- NO MOBILE HOMES ALLOWED IN NEIGHBORHOOD AREAS (Mobile Home Parks Only)
- NO LARGE COMMERCIAL VEHICLE PARKING
- NO PARKING IN ANY PART OF YOUR YARD
- NO TRASH, TIRES, JUNK, CONSTRUCTION SUPPLIES STORED IN FRONT YARD

DEED RESTRICTIONS To Follow

As mentioned previously, some neighborhood rules are part of the County Registered MEADOWCREEK VILLAGE DEED RESTRICTIONS. These rules are enforced by the Meadowcreek Village Civic Club and are LEGALLY ENFORCEABLE. If not followed, a violator can face a large law suite that can result in hefty fines. You can find your Meadowcreek Village Section and Deed Restrictions at this on-line web address: <https://mvcivic.club/restrictions/#deeds> Here are a few MAJOR DEED RESTRICTIONS a Meadowcreek Resident (RENTER or OWNER) will need to follow.

- ALL HOME CONSTRUCTION MUST BE SUBMITTED TO THE MEADOWCREEK CIVIC CLUB FOR APPROVAL
- NO VISIBLE COMMERCIAL BUSINESSES ALLOWED
- NO NON APPROVED PERMANENT SIGNAGE



MEADOWCREEK CIVIC CLUB NEEDS YOU!



The Civic Club must have members paying yearly dues to pay for things like neighborhood landscaping, neighborhood website, neighborhood fun activities, and also to keep a neighborhood organization active. Your Civic Club helps report homes that are not following city laws, or neighborhood deed restrictions.

The Civic Club has special access to City, County, State and National agencies to help keep our neighborhood looking great and safe for our families. Our Civic Club meetings have many local, state, and national political representatives that want to hear our ideas on how to keep Meadowcreek a great place to live. WE CANNOT DO THIS WITHOUT ALL OF YOU, OUR NEIGHBORS. For only \$50 a YEAR (pennies a day) you can help keep Meadowcreek a great neighborhood. www.mvcivic.club/membership If you prefer you can mail your check to: Meadowcreek Village Civic Club - PO Box 87606 Houston TX 77287

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IMPORTANT TELEPHONE

CLIP AND SAVE! **NUMBERS** CLIP AND SAVE!

- 911** ALL EMERGENCIES
- 311** ALL CITY OF HOUSTON SERVICES AND INFORMATION
- 988** MENTAL HEALTH CRISIS AND SUICIDE PREVENTION
- 811** BEFORE YOU DIG / UNDERGROUND CONSTRUCTION
- (713) 844 - 3131** HOUSTON POLICE NON EMERGENCY
- (713) 477 - 4070** HARRIS COUNTY CONSTABLE PCT. 2
- (800) 222 - 1222** NATIONAL POISON CONTROL CENTER
- (832) 395 - 9084** CITY OF HOUSTON ANIMAL CONTROL (BARC)
- (713) 634 - 1000** HARRIS COUNTY HEALTH SYSTEM

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