

SHARPSTOWN CIVIC ASSOCIATION



6815 Redding Road Houston, TX 77036
(T) 713-789-2311 • (F) 713-789-2312
www.sharpstowncivic.org

The mission of the SCA is “to serve and improve the Sharpstown community through enforcement of deed restrictions, architectural controls, enhancing our residents’ safety, and promoting Sharpstown as one of Houston’s most desirable neighborhoods.”

The Sharpstown Civic Association’s 12 member volunteer Board are all homeowners and neighbors in Sharpstown. After years of meeting and conducting the business of the SCA while working with a slim budget based on fluctuating voluntary dues, and being limited by 65-year old deed restriction documents - we made a bold decision. **We are updating our legal documents and recommending to our neighbors that we become a full HOA with Section 209 rules and mandatory dues.** Much discussion, hashing out of pros and cons, meeting with our attorneys and getting their recommendations, and fear of failure have gone into this decision. Ultimately we long for a way to take a 65-year old neighborhood and give it the deserving facelift it needs to remain where we want to live and spend our lives, and this is the best we way we could see it accomplished. The term HOA and mandatory dues strikes fear in the hearts of some people. We have argued for and against these fears as a board, meeting after meeting, until we had a clear understanding and were able to sort out the social media untruths that abound. After this tedious evaluation we still think this path is the best thing for our Sharpstown and now we need to get your understanding and support.

In the next short while we intend to take key points that have been raised and explain them in detail. We will do this through emails and posts on our website (SharpstownCivic.org). We hope that these will answer questions that you may have or that you may be asked by a neighbor.



Topics include:

- Commercial Vehicles: How they are addressed and what exactly is allowed
- Landscaping Regulations
- Voting Process
- Dues and Assessments
- Single Family and Too Many Cars

Commercial Vehicles in Sharpstown

The SCA already has a Commercial Vehicle Policy put in place in 2014 that can be seen on our website under Deed Restrictions. 99% of this policy is being incorporated into our Deed Restriction update as is. There are two exceptions:

1. The need to seek approval by a resident to park an approved vehicle with a commercial sign is being removed. Up to 2 approved commercial vehicles are allowed to have signage without approval.
2. The length of trailers being greater than 18’ is being removed. NO trailers are allowed to be parked on driveways or on residential streets in Sharpstown.

The following is taken from the revised document:

Section 9. Parking and Prohibited Vehicles.

- (a) **"Commercial Vehicle"** means any vehicle being used for any business, professional, commercial or manufacturing purpose, which shall include, without limitation:
- i. Any vehicle with built-in commercial equipment or attachments; including, but not limited to buckets and cranes;
 - ii. Any vehicles with more than two axles;
 - iii. Any vehicle with six (6) or more wheels, with the only exception being a dually pick-up truck;
 - iv. Any box vans, box trucks, step vans, flatbed trucks or trailers of any length;
 - v. "Construction equipment," defined as any motorized or non-motorized vehicle or equipment generally used for construction and repair, including but not limited to bobcats, forklifts, ditch witches, trenchers, or any similar vehicles or equipment;
 - vi. Any vehicle with a Gross Vehicle Weight Rating over thirteen thousand pounds (13,000 lbs.); or
 - vii. Limousines, Wreckers, Taxi-cabs, busses, food trucks and off-duty ambulances.

- (b) **"Recreational Vehicle"** means any of the following:
- i. Boats, campers, trailers, RVs, watercraft, aircraft, four-wheelers, etc.

- (c) Commercial or Recreational vehicles may only park within the Association while loading, or unloading, and must not be left un-attended unless fully concealed inside a garage. No commercial or Recreational vehicle is permitted to block or hinder the ingress or egress of traffic through the Association.

- (d) No vehicle may be parked or stored on any visible part of any Lot, easement, or right of way, unless such:
- i. In operating condition;
 - ii. Have current license plates, current registration and inspection stickers;
 - iii. Are in daily use as motor vehicles on the streets and highways of the state of Texas;

- (e) Parking on lawns, ditches, open space areas, dirt, gravel or grass areas is prohibited. Additional hard-surface materials (driveway extensions and parking pads) must be applied for and approved prior to installation.

- (f) These restrictions shall not apply to any vehicle, machinery, or equipment temporarily parked and in use for active construction, repair or maintenance for improvements on a Lot.

- (g) No Commercial Vehicle or Recreational Vehicle may be parked or stored on any part of any Lot, unless such object is inside a garage, or behind the front building line and completely concealed from public view.

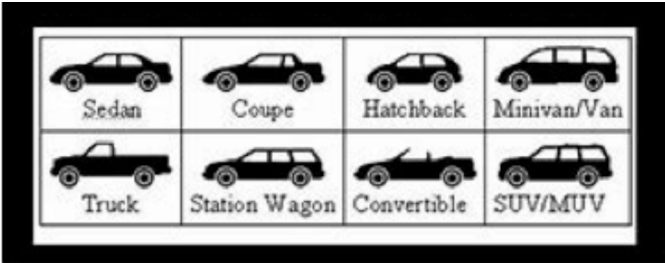
- (h) Periodic movement of any type of vehicle for the sole purpose of circumventing these covenants will be considered a violation of these covenants.

- (i) The Sharpstown Civic Association supports and observes all ordinances of the City of Houston pertaining to vehicle and trailer parking and storage, especially as contained in Chapter 26 of the Code of Ordinances.

- (j) Advertising signs on approved commercial vehicles may not be on more than two vehicles per lot.



Examples of approved vehicles:



Examples of unapproved vehicles:

Class Three: 10,001 to 14,000 lbs.				
City Delivery	Mini Bus	Walk In	Step Van	
Class Four: 14,001 to 16,000 lbs.				
City Delivery	Conventional Van	Landscape Utility	Large Walk In	
Class Five: 16,001 to 19,500 lbs.				
Bucket	City Delivery	Large Walk In		
Class Six: 19,501 to 26,000 lbs.				
Beverage	Rack	School Bus	Single Axle Van	Stake Body
Class Seven: 26,001 to 33,000 lbs.				
City Transit Bus	Furniture	High Profile Semi	Home Fuel	
Medium Semi Tractor	Refuse	Tow		
Class Eight: 33,001 lbs. & over				
Cement Mixer	Dump	Fire Truck	Fuel	
Heavy Semi Tractor	Refrigerated Van	Semi Sleeper	Tour Bus	

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