



## **Procedure for Enforcing Deed Restrictions**

In an effort to insure that our community continues to be a pleasant place to live, the Association has a comprehensive list of Deed Restrictions. These Deed Restrictions, in most every case, now parallel Schertz City Ordinances. Because the deed restrictions were drawn up prior to Northcliffe becoming a part of the City of Schertz, we had to enforce the restrictions by letter, and utilizing the County Justice of the Peace. That is no longer the case. When an infraction occurs that involves our neighborhood, those infractions are addressed by city departments, such as the Marshall, the Police Department, or animal control, etc.

Our goal is to make Northcliffe a pleasant place for us and our neighbors to live. Adherence to the deed restrictions/city codes will only serve to enhance property values. For your convenience, the most commonly cited deed restrictions/city codes are provided below.

### **Most Commonly Cited Deed Restrictions**

#### Article III

Section6. Useoftemporarystructures. No structure of a temporary character, trailer, basement, tent, shack, garage, barn or other outbuilding shall be used on any lot at any time as a residence. Temporary structures used as building offices and for other related purposes during the construction period must be inconspicuous and slightly, as determined by the Architectural Control Committee.

Section7. Storageofautomobiles,boats,trailersandothervehicles. No boat trailers, boats, travel trailers, inoperative vehicles, campers or vehicles of any kind are to be semi-permanently stored in the public street right-of-way or on driveways. Permanent and semi-permanent of such items and vehicles must be screened from public view, either within the garage or behind the fence which enclosed the rest of the Lot. Semi-permanent is determined as exceeding a twelve (12) hour period of time. This is also a violation of Schertz City Code, and will be enforced by the Schertz Police Department (see: A to Z 2013 Guide to Services in the city of Schertz pamphlet).

Section10. Walls,fencesandhedges. No hedge in excess of three (3) feet in height, walls or fence shall be erected or maintained nearer to the front Lot line than the walls of the dwelling existing on such Lot. No side or rear fence, wall or hedge shall be more than eight (8) feet high, providing, however, that any such fence, wall or hedge over six (6) feet high has been approved by the City Council of the City of Schertz. No fence shall be erected or maintained on those Lots immediately adjacent to the golf course.

Section12. Lotmaintenance. The Owners or occupants of all Lots shall at all times keep all weeds and grass thereof cut in a sanitary, healthful and attractive manner and shall in no event use any Lot for storage of materials and equipment except for normal residential requirements or incident to construction or improvements thereon as herein permitted or permit the accumulation of garbage, trash or rubbish of any kind thereon and shall not burn anything (except by use of an incinerator as permitted by law). The drying of clothes in full public view is prohibited and the Owners or occupants of any Lots at the intersection of streets or adjacent to parks, playgrounds or other facilities where the rear yard or portion of the Lot is visible to full public view shall construct and maintain a drying yard or other suitable enclosure to screen the following from public view: the drying of clothes, yard equipment, wood piles or storage piles which are incident to the normal residential requirements of a typical family.

## **Deed Restriction Excerpts**

1. If there is a utility easement, one cannot build a permanent fence over it.
2. Home must be a single family residence.
3. Cannot build closer than 25 feet to the front property line, 15 feet to rear line, 5 feet to interior side.
4. No offensive activities.
5. No temporary structures may be resided in.
6. No trailers, boats, or inoperative vehicles in sight, including the driveway.
7. No animal husbandry (breeding, etc) except one may have 2 dogs and/or 2 cats.
8. No hedges higher than 3 feet in front, no fences at all front of the building, 8 feet height limit at rear.
9. Lots must be maintained in a sanitary, healthful and slightly manner.
10. No clotheslines within sight of the street.
11. For sale signs no more than 5 square feet, no other signs except for political signs.
12. No antennas exceeding 10 feet above building.

These are the items we all must comply with.

## **QUESTIONS?**

See the full deed restrictions at the County Court House for \$1.00 per page.