

Lake Conroe Hills HOMEOWNERS ASSOCIATION

96 Beach Walk Blvd., Suite 207

Conroe, TX 77304

936-703-5256

LCH Homeowners,

As a community, we all need to do our part maintaining the appearance of our community. Over the past several months, there have been many complaints from neighbors and observations by our property management team regarding the following items. If applicable, the HOA Board is requesting your assistance to address these complaints.

1. Trailers – A growing issue within the community is trailers being parked or stored in driveways and grassy areas which are visible from the road. These trailers include, but are not limited to; company trailers, boat trailers, equipment trailers, travel trailers, car trailers, and barbecue trailers.
2. Vehicle Parking – Most streets in LCH are narrow, and are not wide enough to accommodate vehicles parking on one or both sides of the street. This is causing impeded sight lines and makes movement of vehicles difficult. It also can inhibit the safe movement of fire apparatus, ambulances, law enforcement vehicles, school buses, U.S. Mail, and utility vehicles. Additionally, it causes an unsafe environment for pedestrians to move freely around their neighborhood, especially small children.

We all need to do our part to consider our neighbors' property values and the overall beautification of the community. As members of a homeowner's association, we are obligated to abide by the subdivision's Deed Restrictions. The above-mentioned are governed by section 5 of our Deed Restrictions, Nuisances.

Nuisances: nothing shall be done upon a lot which may be or become a nuisance in the neighborhood. A nuisance shall include but not be limited to: a truck larger than three-quarter ton parked on lots or roads or permanently kept on property, any motor vehicles not properly licensed, junk or wrecked yards; automobiles, trucks or other vehicles used for parts.

It is important to understand that the definition of nuisance is "not limited to" the items listed. Therefore, it is not an exhaustive list of actions that constitutes a nuisance. The Board strives to balance the owners' right to use their property in a manner that they choose while maintaining a pleasant visual harmony in the community. As you might imagine, this can be a challenge. Based on the quantity of complaints about this topic, the Board has deemed each of the two items numbered above to be a nuisance, as well as heavy equipment, shipping containers, and other large unsightly items visible from the road.

Everyone's cooperation in complying with the aforementioned will be greatly appreciated and will help maintain an aesthetically pleasing community, which in turn keeps real estate values high.

Thank you in advance for your anticipated cooperation in these matters.

Please drive (and park!) safely.

Lake Conroe Hills (LCH) HOMEOWNERS ASSOCIATION