

Kingwood Lakes Village consists of six (6) designated sections that include five (5) sections of residential houses, one (1) section of 391 apartment units and Kingwood Villa Courts (KVC), which is directly south of Section 4. The five residential sections and Kingwood Villa Courts are protected by recorded deed restrictions, copies of which can be obtained from Kingwood Association Management or at the Kingwood Library.

The deed restrictions for each section and Kingwood Villas Courts differ in some detail, but there are many common guidelines that are applicable to all the residential sections. The Kingwood Lakes Community Association (KLCA) operating rules applies to everyone.

The following is a generalization of some of the more important deed restrictions, which apply to all residents of Kingwood Lakes Village.

1. All modifications and additions to the exterior of a house including additions, re-roofing, repainting of different colors, but not limited to decks, spas, playhouses, pools and other outdoor structures must have prior approval of the Board of Trustees of Kingwood Lakes Community Association for Sections 1 through 5 and the Board of Trustees for Kingwood Villas Court.
Enclosed is an Improvement Approval Form. If you need additional forms call KAM. Be sure to complete this form and return it to KAM before beginning any improvements.
2. Satellite dishes should be attached to the back of the house, below the ridgeline and should not be visible from the street.
3. No activity other than that, which is related to single-family residences, is permitted.
4. Temporary structures are not permitted.
5. Any structure other than the house and garage is limited to eight (8) feet in height.
6. Boats, trailers, campers, large trucks and other recreational vehicles may NOT be stored or parked on driveways and public streets nor where they may be viewed from the street. They must be inside the garage or behind a fence or gate.
7. Parking of a homeowner's personal vehicle in the street is discouraged so emergency vehicles have clear passage and access
8. Animals, other than dogs, cats and other common household pets, are specifically prohibited. Pets must be leashed when not restrained within an adequate enclosure.
9. Drying clothes in public view is prohibited.
10. All lots shall be kept in a sanitary, attractive, safe condition at all times. Burning of leaves, other trash and waste materials is prohibited. All woodpiles, yard equipment, pool equipment and outdoor machinery must be screened from public view.
11. Major auto repairs in driveways, streets and public areas is NOT permitted.
12. Displaying of signs, other than "For Sale" signs (limited to 720 square inches) are prohibited.
13. Cutting live trees down without permission of your Board of Trustees is prohibited and may require the planting of replacement trees.
14. TV antennas are permitted only if they are not visible either from any street or greenbelt.
15. Water well requirements are as follows:
 - Homeowner has the required government and agency permits
 - Not used for household domestic consumption
 - Homeowner submits completed request Home Improvement Form for the well
 - Well must be located inside the building line
 - Well/tank equipment must be screened from public view by landscaping, fence or wall
 - Well/tank/piping must be painted forest green

The right to enforcement is granted to any lot owner in concert with your Board of Trustees.

These deed restrictions were originally written by the developer to protect your property values. They continue with the responsibility of enforcement vested with KLCA and KVC. If you want to sell your house, you will want it to look its best and in full compliance of the deed restrictions. You will also want houses in your neighborhood to also look their best.

**Please note the above list is a summary only and does not in any way modify, change or supercede the actual recorded restrictions for each section of Kingwood Lakes and Kingwood Villas Court.*

