

TYNEWOOD SUBDIVISION PLAN SUBMISSION INFORMATION (Partial Excerpt from Tynewood PCD)

Per the Tynewood PCD, all building structures (homes, fences/gates, walls, pools, AC, pool equipment, pads, walkways, generators, accessory structures, garages, playscapes, etc) must be approved by the Tynewood Committee prior to construction.

Definitions

- “Tynewood PCD” refers to the Tynewood Protective Control Document. Recorded Dec 8, 1955, Vol 3053, page 355; Harris County Texas.
- Tynewood Committee is tasked with reviewing and approving plans per the Tynewood PCD. The name “Tynewood Committee” and “Tynewood HOA” may be used interchangeably in this or related documents.
- “PPV” refers to the City of Piney Point Village in this or related documents.

Submission Process

- All building structures (homes, fences/gates, walls, pools, AC, pool equipment, pads, walkways, generators, accessory structures, garages, playscapes, etc) must be approved by the Tynewood Committee prior to construction per the PCD.
- An HOA Affidavit (found on website) must be properly filled out and provided with the submission
- Separate HOA plan submissions to the HOA are required to be approved prior to submission to PPV:
 - New Home Construction or Exterior Home Remodel, window replacements
 - Change of home colors / brick replacement / brick covering / exterior coatings or slurry applications
 - Fences/Walls/Gates
 - Mailboxes
 - Generators
 - Pools/Pool Equipment
 - Flatwork Driveway
 - Accessory Structures / Garages / Playscapes / Green Houses / Storage Buildings etc
- Administrative Fees
 - See Schedule for Details
 - Check should be made out to Tynewood HOA – Memo should state type of submission
 - Check needs to accompany plans and paid in full prior to approval
- All fees for Homeowner must be current or plans will be rejected by the HOA
- Property must be in compliance with Tynewood PCD and PPV Ordinances before new plans are approved by HOA
 - Unless submission is intended to remediate a known variance to the Tynewood PCD or PPV
 - Unless Tynewood Committee grants a “grandfathered” variance to the Tynewood PCD
 - Any variances required by PPV must be secured in advance before plans are considered for review by the HOA
- **ALL PLAN DROP OFF's must be pre-arranged by emailing: manager@tynewood.org**
- Dropping off plans at SGV does not constitute receipt by the Tynewood Committee.
- Submitted plans are reviewed within 15 days of receipt by the Tynewood Committee
- One copy of submissions (plans) must be retained by the HOA, typically 3 copies are submitted (One for HOA, One for Homeowner, One to be submitted to City of PPV)
- Any changes to approved plans must be re-approved by Tynewood Committee or are considered invalid. Plans must be noted that re-approval by Tynewood HOA is required by HOA.
- Plans must be “C” or “D” depending on complexity and fonts utilized. PDF's will not be accepted.
- All communication with the Tynewood Committee is between the homeowner and the Tynewood Committee
- Builders, architects, and agents are copied on correspondence as a courtesy
- PPV HOA affidavit must be submitted with all submissions and must be filled out correctly by homeowner or agent.

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Home Design - Partial List (See Tynewood PCD)

- Surveyed site plan (stamped) must be utilized as the base layer, that includes proper setbacks per Tynewood PCD and Platt
- Tynewood PCD (Recorded Dec 8, 1955, Vol 3053, page 355) must be noted on the site plan drawings and a reference that the plans must comply with the Tynewood PCD.
- Two Story maximum. Attics cannot be finished if they are the third floor.
- Garage cannot exceed number of stories or height of house
- Street facing garages or porte-coches that have gates or doors are not permitted
- Front setback 50ft, side setbacks 20ft
- No AC, pool equipment, mechanicals, or generator allowed in setbacks
- No walls (rocks etc), hedges, fences/gates, gas meters etc within side or front setbacks
- Tynewood architectural standard for driveway gates is rod iron or aluminum: color black, less than 7ft high in front yard
- All exterior surfaces (color/materials) for homes / fences and walls must be approved by Tynewood Committee at time plan submission, and prior to any construction
- Exterior Surfaces to be a Minimum of 51% brick, stone or masonry (Stucco is a coating NOT masonry). Brick/Stone type must be defined on plans. Coverage percentage must be calculated and marked on drawings.
- Home Color must be a defined and approved
- Slurry specifications must be defined on plans per the Mortar Detail Classification that can be obtained from the HOA
- New fences/gates must be located within the property line, wood fences must be double-sided or wood fence boards facing away from house. If fences are to be painted they must be approved by the HOA and adjacent neighbor.
- Walls or fences perpendicular and intersecting existing fences or subdivision walls must slope to existing fence or wall.

Pre & Post Demolition

- Yard must be maintained, and lawns mowed or HOA will take action
- Downed trees must be removed after a weather event or HOA will take action
- No signage allowed beyond city requirements

Building Practices

- No signage allowed beyond city requirements
- No dumpsters in front yard – locate in side yard
- No Porta Potti in front yard – locate in side yard and must be camouflaged with Plywood or other material
- A parking lot for trades should be considered on lot during construction
- Any trades parking on neighbors grass (ie tires off pavement) may be subject to immediate towing
- Any trades parking on both sides of street in a way that prohibits traffic flow for emergency vehicles may be reported to police for ticketing and towing.
- Any work outside of approved building hours by PPV may be reported to PPV for "red-tagging" and fines
- Any temporary / construction fencing must be approved by HOA in advance of
- No construction trailers on site
- Lot must be free of trash and used/discarded building materials during construction
- Drainage plan must include provisions for remediation of any water or sediment that flows onto neighbor's property

*Note: Homeowner is responsible for complying with the Tynewood Protective Control Document, any comments made verbally, in writing, or email by the Tynewood Committee are non-binding. **Only officially stamped, dated and initialed plans indicate approval or consent from the Tynewood Committee***

Again when approving plans:

THE TYNEWOOD COMMITTEE APPROVES ONLY THE PLANS SUBMITTED, ANY MODIFICATIONS, ADDITION OR DELETION, RENDERS THE APPROVAL NULL AND VOID. THE COMMITTEE WILL NOT BE DEEMED TO HAVE APPROVED ANY MODIFICATION, ADDITION OR DELETION, WITHOUT SEPARATE APPROVAL

Tynewood Protective Control Document | Recorded: Harris County, Dec 8, 1955, Vol 3053, Page 355 | Excerpt

www.tynewood.org