

**GUIDELINES FOR NEW CONSTRUCTION IN NORTH EDMONT,  
AN ADDITION IN HOUSTON, HARRIS COUNTY, TEXAS**

This instrument entitled Guidelines for New Construction in North Edgemont, an Addition in Houston, Harris County, Texas is executed by NORTH EDMONT CIVIC ASSOCIATION (the "Association"), a Texas non-profit corporation.

WHEREAS, the Association is the civic association with respect to all lots in North Edgemont, an addition in Houston, Harris County, Texas, according to the map or plat recorded in Volume 557, Page 77, of the Deed Records of Harris County, Texas (such lots include the 1600 Blocks of Milford Street, Banks Street and Vassar Street between Dunlavy Street and Mandell Street). All lots in North Edgemont are referred to herein as the "Lots." The Lots are also referred to in one or more instruments filed in connection with North Edgemont Addition in the Harris County Real Property Records, including instrument filed in Volume 590, Page 496 of the Harris County Real Property Records; and

WHEREAS, certain building guidelines are in effect with respect to new construction on all of the Lots, as follows:

*Garages –*

*Guidelines for building garages on lots with widths of 50 feet or more:*

Garages on lots over 50 feet wide will be built 75 feet back from the front building line and detached/not connected to the home. Maximum size of garage for 3 cars.

If a corner lot on Milford Street and Banks Street and garage faces Dunlavy or Mandell Streets, garage must be constructed no nearer than 20 feet from the side property set back line. Maximum size of garage for 2 cars.

*Guidelines for building garages on lots with widths of 50 feet or less:*

Garages on lots of 50 feet wide will be built 75 feet back from the front building line, however, Owner may seek a variance waiver from North Edgemont Civic Association to build a Garage that is connected/attached to the home, which will be built 40 feet back from the front building line. Maximum of garage for 2 cars.

If a corner lot on Milford Street or Banks Street and garage faces Dunlavy or Mandell Streets, garage must be constructed no nearer than 20 feet from the side property set back line. Maximum size of garage for 2 cars.

Garages on lots located on Vassar Street, given size of lots, are under differing guidelines regarding front set back requirements. If a corner lot on Vassar Street and garage faces Dunlavy or Mandell Streets, garage must be constructed no nearer than 20 feet from the side property set back line. Maximum size of garage for 2 cars.

*Quarters / Garage Apartments -*

May be constructed as a part of the detached garage built 75 feet back from the front building line, the Garage with Quarters / Garage Apartment are subject to the height restriction guideline of a single family home. If a corner lot on Milford Street or Banks Street and garage faces Dunlavy or Mandell

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Streets, the Quarters / Garage Apartment are built as a part of the garage and subject to the height restriction guideline of a single family home and built no nearer than 20 feet from the side property set back line.

*Use of the Quarters / Garage Apartments* – may be occupied only by persons working or engaged on the premises, or by limited number of members of the owner family occupying the principal residence single family home; no rent or lease may be assessed.

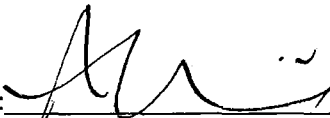
*Driveways* –

Curb Cuts - All driveways must use existing curb cuts at the street; cannot be widened to accommodate a 2 car wide driveway at the street curb entry point.

Driveway widths – at the street curb, cannot be wider than 10 feet and used as a one car driveway entry point.

IN WITNESS WHEREOF, the Association has executed this instrument.

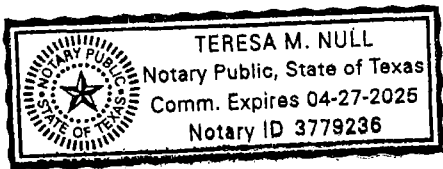
NORTH EDGEMONT CIVIC ASSOCIATION

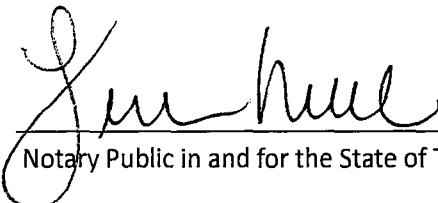
By:   
Name: Andrew McCain, Director

THE STATE OF TEXAS

COUNTY OF HARRIS

This instrument was acknowledged before me on this 30 day of April 2024 by ANDREW MCCAIN, Director of and on behalf of North Edgemont Civic Association, a Texas non-profit corporation.



  
Notary Public in and for the State of TEXAS

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# Pages 3  
05/01/2024 08:42 AM  
e-Filed & e-Recorded in the  
Official Public Records of  
HARRIS COUNTY  
TENESHIA HUDSPETH  
COUNTY CLERK  
Fees \$29.00

RECORDERS MEMORANDUM

This instrument was received and recorded electronically and any blackouts, additions or changes were present at the time the instrument was filed and recorded.

Any provision herein which restricts the sale, rental, or use of the described real property because of color or race is invalid and unenforceable under federal law.

THE STATE OF TEXAS  
COUNTY OF HARRIS

I hereby certify that this instrument was FILED in File Number Sequence on the date and at the time stamped hereon by me; and was duly RECORDED in the Official Public Records of Real Property of Harris County, Texas.



*Teneshia Hudspeth*  
COUNTY CLERK  
HARRIS COUNTY, TEXAS

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