



Welcome to Tower Oaks!

On behalf of the Tower Oaks Civic Club, let us be one of the first to congratulate you on your new home and welcome you to the Tower Oaks Community!

Since 1954, Tower Oaks has been a thriving and well-respected Deed Restricted Community that is overseen and led by Tower Oaks Civic Club, Inc.; a non-profit 501(c)(3) organization. By purchasing a home in Tower Oaks, you are now a member of the Civic Club, and will remain so for as long as you own your home. All members of the Civic Club are required to abide by the deed restrictions that are in place. If you did not receive a copy of the community governing documents at your closing, you can download a copy from the community website, www.TowerOaks.org.

MAKE THE MOST OF YOUR LIFE IN TOWER OAKS



ESTABLISH ROOTS

To ensure you are getting the most out of your new community we invite you to submit the enclosed Homeowner Contact Form to be added to our email distribution list, and receive important updates about the community, events, and reminders.



GROW TOGETHER

Engage with neighbors and the Civic Club by following Tower Oaks Civic Club on Facebook and Nextdoor.



FOSTER THE GROVE

We are always looking for volunteers to help foster a sense of community in our charming neighborhood. If you would like to volunteer or have innovative ideas to help connect our fellow Tower Oakians, we welcome you to reach out to the Civic Club.

MEET YOUR BOARD OF DIRECTORS

Unlike most communities similar to Tower Oaks, we do not employ any outside HOA or Property Management Company to manage our neighborhood. Volunteering their time, efforts, and personal resources, Tower Oaks Civic Club board members, committee members and block captains strive to protect and enhance the features that make our community so wonderfully unique. Your current board members are:

Dwayne Harthorn, President
Ben Riley, Vice President
Adam Berger, Secretary

Fred Foreman, Executive Vice President
Ryan Nix, Treasurer

DUES CONTRBIUTION

Tower Oaks Civic Club's fiscal year runs from June 1 through May 31. While the due contributions are voluntary, it is our great hope that you would kindly consider making your annual dues contribution to support the Civic Club's purpose of promoting the civic, cultural, and general welfare of our neighbors!

Through your voluntary contribution of only \$100 per year, you are making an investment into our community to help ensure that the **quality of life** we all enjoy is maintained and enhanced, our property values are **preserved**, our roads are kept **clean and beautiful**, and Tower Oaks is an **active and exciting** place to live.

Because the Civic Club is a charitable 501 (c) (3) organization your dues contribution is tax deductible!

HOW CAN I PAY THE ANNUAL DUES CONTRIBUTION?

There are 3 easy ways to pay:

- **Check:** Make the check payable to "Tower Oaks" and include your property address on the memo. The remittance address for the mailed payment is: 11659 Jones Rd, PMB 125, Houston, TX 77070.
- **Online Banking (Bill Pay Option):** Visit your bank's online banking system and select the option to issue the payment via "bill pay", and follow the same prompts as remitting your payment via check.
- **Zelle:** Use the official Treasurer's email below with the Zelle app or through zellepay.com:
 - TOCCTreasurer1@gmail.com

I DO NOTWANT TO RECEIVE A PAPER DUES NOTICE, IS THERE AN E-STATEMENT OPTION?

While we do not have a formal e-statement option, in order to receive the annual dues notice via email all you have to do is register your email address with the Civic Club and you will receive an email reminder each year in May!

HOME IMPROVEMENT/MODIFICATION (ARC REVIEW)

Tower Oaks requires all property owners to submit an application for any exterior improvements. Applications are reviewed by the Architectural Review Committee to ensure the plans meet the standards of the deed restrictions. The Committee has up to 30 days to form a decision following receipt of the completed application and plans. We ask that you please submit your applications timely to avoid delays. *A property owner must receive written approval prior to construction or modification of improvements commencing.*

MODIFICATIONS

An important way of preserving the character of our community is to ensure that any changes to the exterior of individual properties are consistent with the community's deed restrictions. Any exterior modification or addition to your home or any structural changes must have prior written approval from the Civic Club.

Common Modifications:

- Pool Installation
- Changing Paint Color of Home
- Home Addition/Sheds/Barns/Etc.
- Concrete/Asphalt
- Driveway Expansion
- Permanent Basketball Goals

ARCHITECTURAL SUBMITTALS

Any change to your property will need approval from Tower Oaks ARC. Complete submittal includes the ARC application, site survey plan, dimensions, height, materials list, color samples, etc. You may submit your completed ARC plans to Dwayne Harthorn via email: dkharthorn@yahoo.com. Upon receipt and review by the Committee, a member of the Committee will then contact the property owner to schedule a meeting before approval is given to begin construction.

For any questions regarding the ARC process, please contact Dwayne Harthorn at 281-831-9009. Applications for modifications can be downloaded from the community website, www.TowerOaks.org.

ADVERTISE WITH TOWER OAKS

Whether you are a small business owner, franchise owner or large corporation, we welcome our Tower Oaks neighbors to advertise their business on our community website! Advertising fees go towards funding our newsletter and website. Visit www.TowerOaks.org to learn more about advertising your business with us and your neighbors!

SERVICES

Each Property Owner is required to individually contract services for trash, septic, and water wells for their home. Some common service providers who currently offer services to residents in Tower Oaks include:

SEPTIC SYSTEM SERVICES

- Precision Septic System | www.precisionseptic.com | 281-849-9599
- Brown Aerobic Septic Specialists 281-984-6598 www.brownaerobic.com

TRASH SERVICES

- Texas Pride Disposal | www.texaspridedisposal.com | 281-342-8178 | Trash Days: Wednesday and Saturday

WATER WELL SERVICES

- BE Water Well Services | www.bewaterwells.com | 281-448-4447
- Hildebrandt's Services 281-350-3168 www.hildebrandtww.com

UTILITIES

- Electricity | www.powertochoose.org
- Gas | www.move.centerpointenergy.com/move/#/ | n713-659-2111
- Xfinity (Comcast) | www.xfinity.com | 1-800-934-6489
- AT&T | www.att.com/residents | 1-877-910-0501

DEED RESTRICTIONS

Deed Restrictions are in place to help preserve the character of the community and keep property values up. As such, Deed Restrictions are firmly enforced here at Tower Oaks. If you did not receive a copy of the Association's governing documents at closing, you can download a copy from the community website, www.TowerOaks.org.

WHAT ARE DEED RESTRICTIONS?

Deed restrictions are legally binding restrictions, also known as "covenants", which are filed with real property records, and provide for building, maintaining, and using the homes in your neighborhood. The deed restrictions control how homes look and what can be done to alter them. Restrictions are often imposed which are not covered by local zoning ordinances, and sometimes based on previous failed experiences from prior developments.

WHY ARE DEED RESTRICTIONS IMPORTANT?

The primary purpose of deed restrictions is preserving the property values and residential character of a subdivision. The Association Times explains how deed restriction compliance and enforcement help protect your property values: “If deed restriction violations are not corrected, there can be very negative results over time. Estimates are that property values in a subdivision with an inactive association can fall as much as twenty percent due to failure to enforce restrictions. To illustrate, multiply an average home price of \$200,000.00 times the number of lots in an average subdivision of 100 homes. This yields total property value of \$20,000,000.00. This is the value of the assets that the association is trying to protect. If that property value is reduced by twenty percent, the homeowners in the neighborhood collectively lose \$4,000,000.00. Even if home prices only lose ten percent in value due to a moderate failure to enforce deed restrictions, homeowners lose \$2,000,000.00. The association, acting through its board of directors, can control the appearance of the neighborhood by taking deed restrictions seriously and by vigorously enforcing any significant infraction of those restrictions”.

WHO ENFORCES DEED RESTRICTIONS?

The Tower Oaks Board of Directors and Deed Restriction Enforcement Committee are tasked with enforcement of the deed restrictions by conducting routine inspections and issuing violation notices to those who are out of compliance. As a property owner and member of the Civic Club, you too have the right to report deed restriction violations to the Civic Club.

WHAT CAN I DO TO AVOID RECEIVING A VIOLATION LETTER?

The best defense against receiving a violation letter is reading and understanding your deed restrictions. These documents can be found on the Association’s website under the ‘Forms, Docs, & Records’. We understand governing documents are not always easy to interrupt, so if you every have questions, please contact the Civic Club. Until then, here are some helpful tips to avoid receiving a violation letter.

- Lots and Land are for residential purposes only
- No more than one (1) single family residential dwelling shall be built on any one lot (see deed restrictions for more details)
- Keep your home in good repair and in an attractive appearance
- Keep your yard well maintained; this includes but is not limited to: mowing, weeding, edging, replacing dead plants, removing weeds from flower beds and tree rings, etc.
- Do not leave garbage or debris on your lot in public view
- Vehicles must be kept in a neat and operable condition, and must also display current registration
- Only personal vehicles are permitted – commercial vehicles cannot be kept on the Lot
- RVs, campers, boats, trailers, etc. are not permitted to be kept in the community
- Advertising signs or billboards cannot be erected on any Lot

When in doubt, just ask! We never want our communications to feel as though they are a nuisance or annoyance. Your home is one of the biggest investments you will make. Help us help you, preserve your property values by keeping your homes looking as stunning as when you first moved in; and keeping Tower Oaks the envy of the NW Houston area.



TOWER OAKS CIVIC CLUB

IMPORTANT NUMBERS

ENTITY	NUMBER	WEBSITE
CIVIC CLUB		
Civic Club General Question	281-831-9009	www.TowerOaks.org
ARC Questions – Dwayne Harthorn	281-831-9009	
Dues Questions – Ryan Nix	832-741-7420	
COUNTY		
Animal Control	281-999-3191	www.publichealth.harriscountytexas.gov
Harris County Appraisal District	713-957-7800	www.hcad.org
Harris County Commissioner Pct. 3	713-755-6306	www.pct3.com
EMERGENCY SERVICES – ALWAYS DIAL 911 IN THE EVENT OF AN EMERGENCY		
Cy-Fair Volunteer Fire Department	281-550-6663	www.cyfairfd.org
Harris County Sheriff’s Office	713-221-6000	www.harriscountytexas.org
Poison Control	1-800-222-1222	www.poison.org
SCHOOLS		
Adam Elementary	281-897-4485	www.cyfairisd.net/Adam
Arnold Middle School	281-897-4700	www.cyfairisd.net/Arnold
Cy-Fair High School	281-897-6400	www.cyfairisd.net/CyFair
TAX AUTHORITY		
Cy-Fair ISD	281-664-6300	www.cfisdtax.com
Harris County Tax Assessor-Collector	713-274-CARD	www.hctax.net
SERVICES		
AT&T-Customer Service	1-800-288-2020	www.att.com
AT&T-Sales	1-877-557-1560	
Comcast/Xfinity	1-888-936-4968	www.xfinity.com
USPS Office – 12955 Willow Place Dr	281-890-2392	www.usps.com
US Postal Inspection Service	1-877-876-2455	www.uspis.gov
CenterPoint Energy-Electricity	713-207-2222	www.centerpointenergy.com
CenterPoint Energy-Gas	713-659-2111	

Report mail theft or fraud to the US Postal Inspection Service.



TOWER OAKS CIVIC CLUB

Property Owner Contact Information

Please return this form to: angelaLnix@gmail.com

Property Address: _____

Mailing Address: _____

(if different from property address) _____

Property Owner	
Name	
Phone	
Secondary Phone	
Email	
Spouse/Partner	
Name	
Phone	
Secondary Phone	
Email	
Emergency Contact	
Name	
Phone	
Secondary Phone	
Email	

Are you interested in volunteering with TOCC?

Yes No Would Like More Info

Some Available Opportunities Include:

- Block Captains / Beautification Committee
- Welcome Committee / Crime Watch Committee
- Architectural Committee / Deed Restriction Committee