

Be a Neighbor, Not a Nuisance!

- The Westwood Civic Club does its best to enforce the property deed restrictions so as to maintain and improve the quality of life in the neighborhood.
- The City of Houston Department of Neighborhoods Inspection and Public Services makes sure everyone complies with City Ordinances to eliminate nuisance conditions before they result in a violation and fines.
- The City of Houston Permitting Office and the Legal Department require permits for major building, remodeling and refitting, and will enforce violations with fines and may even require work to stop, or be torn down if permits are not applied for, filled out incorrectly or ignored once applied for.
- Together, we work to keep Westwood safe and very livable!

AVOID COMMON VIOLATIONS

OVERGROWN LOTS

Overgrown weeds, shrubs, grass, and vegetation are fire and safety hazards. The property owner/occupant is responsible for maintaining weeds and grass at **9 inches or less** and **brush and shrubbery at 7 feet or less**.

Fines: 1st Offense: \$50 – \$1,000. 2nd Offense: \$100 – \$1,500. 3rd Offense: \$200 – \$2,000 To avoid fines: Remove weeds & shrubbery in excess of the legal limit. Remove any trash/rubbish accumulating on property.

DANGEROUS BUILDINGS

Windows, doors and other openings on vacant buildings and structures must be kept locked and covered to prevent unauthorized entry. A property owner may be required to board up a building/structure if it becomes vacant and is not secured. Storage sheds and garages must also be secured.

Fines: \$200 – \$2,000 To avoid fines: Secure windows, doors and openings on vacant buildings/structures. Purchase a permit to repair the building.

STAGNANT WATER

Accumulation or collection of stagnant water may become a breeding place for mosquitoes and presents a health/safety risk.

Fines: 1st Offense: \$50 – \$1,000 2nd Offense: \$100 – \$1,500 3rd Offense: \$200 – \$2,000 To avoid fines: Eliminate holes in the ground or remove containers, including tires, that collect water. Or use covers designed to close access to the water.

OPEN EXCAVATION

Unprotected holes, excavations, and sharp protrusions from the ground pose health and safety risks.

Fines: \$250 – \$2,000 To avoid fines: Fence or fill in open holes with approved fill material such as sand or dirt.

TIRES

Fines: \$250 – \$2,000 To avoid fines: removed or properly store any tires. Supposedly you can put tires out at heavy trash pickup by placing them separately from the other trash and the city will pick them up within 3 business days, but it's never happened when tried.

GARBAGE, RUBBISH, AND TRASH

It is the owner/occupant's responsibility to keep the property free from any garbage, trash or rubbish. Junk, trash, litter and rubbish cannot be deposited or allowed to accumulate on the lot or street. It is a violation to place heavy trash or any oversized items on the curb line prior to the Friday before the scheduled collection date.

Fines: 1st Offense: \$50 – \$1,000 2nd Offense: \$100 – \$1,500 3rd Offense: \$200 – \$2,000 To avoid fines: Remove all refuse and place it in an approved container. Dispose of all garbage according to [Solid Waste Department guidelines and pick up schedules](#). Call 3-1-1 for pick up schedule and guidelines.

APPLIANCES

Fines: \$200 – \$2,000 To avoid fines: Dispose of inoperable refrigerators, freezers, a/c units, and other appliances.

JUNK MOTOR VEHICLES

A junk motor vehicle is any vehicle, visible from a public place or public right-of-way, that is: wrecked, dismantled, discarded, or is inoperable and remains inoperable for a continuous period of more than 30 days on private property, and displays an expired license plate or does not display a license plate. Any such vehicle must be screened by completely enclosing the vehicle in a building. Car covers, tarps, bamboo shades and other types of materials are not acceptable screening.

Fines: \$200 – \$2,000 **To avoid fines:** Remove, repair, or properly store any such vehicle that cannot move under its own power, or is wrecked, dismantled, discarded, or remains continuously inoperable for 30 days.

BOATS / TRAILERS / MOTOR HOMES

Fines: \$200 – \$2,000 **To avoid fines:** Remove any rubbish or garbage from the boat or trailer. Elevate the boat or trailer at least 6 inches from the lot surface. The boat must be stored so that water cannot accumulate in the boat. If the boat is on a trailer, the trailer must be operable. The boat or trailer must be parked in a driveway, not in the yard or grass. Motor home must be parked on driveway and be operable as required under Junk Motor Vehicles above.

DEAD TREES

Fines: \$200 – \$2,000 **To avoid fines:** Remove and properly dispose of dead trees and tree limbs.

BROKEN FENCES AND OTHER STRUCTURES

It is the property owner/occupant's responsibility to keep all fences and accessory structures, including detached garages and sheds, in structurally sound condition and in good repair.

Fines: \$200 – \$2,000 **To avoid fines:** Repair the fence or accessory structure and keep it in good repair.

BANDIT SIGNS

Fines: \$300 – \$500 **To avoid fines:** Do not place signs on city property and right of way. Bandit signs typically consist of political, real estate and garage sale signs illegally placed on city property and right of way, including public buildings, structures and streets.

<p>Phone</p>  <p>Call 3-1-1</p>	<p>E-mail</p>  <p>E-mail 311@houstontx.gov</p>	<p>App</p>  <p>Search "Houston 311"</p>	<p>Report Neighborhood Violations to Houston 3-1-1!</p>
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