

Stillforest Homeowners' Association

Mail Box # 202
6524 San Felipe
Houston, TX 77057

Dear New (and Old) Homeowner:

On behalf of the Stillforest Homeowners' Association and all of the residents of Stillforest, we are happy to welcome you to our neighborhood. As you are likely aware, the Stillforest subdivision is deed restricted and is also governed by the rules and regulations of the City of Piney Point. The Stillforest Homeowner Association has a board of directors consisting of five (5) members that are elected annually by the homeowners in the neighborhood. The board of directors is charged with the responsibility of enforcing the deed restrictions of the subdivision and maintaining the common areas of the neighborhood.

While we would encourage all new homeowners to read the entire deed restrictions and also to become familiar with the rules and regulations of Piney Point, there are several items of note:

1. Article IV, Sec A (21) states that the location and external design of all improvements in this subdivision **MUST** be reviewed, approved and signed by the homeowners' association board prior to application for a permit with the City of Piney Point. This includes (but is not limited to) landscaping projects, renovations, new builds, generator installations and fences.
2. Article IV, Sec A (9) states that it is the responsibility of each homeowner to ensure that the ditches or other drainage ways not be obstructed in any way that will impede the drainage of adjoining sites.
3. All set back lines for improvements for new construction should be obeyed, and are conscientiously enforced by the homeowners' association.
4. Homeowner Dues are assessed one time per year based on the acreage of each lot at a rate set by the homeowners' association each year.
5. In addition, there is a Security fee and the Road Assessment that are also assessed once a year at a flat rate per homeowner. The amounts are approved at the annual meeting.
6. The homeowners' association meets once a year (usually in the Fall) to elect new officers and to discuss any issues facing the neighborhood.
7. Regarding trash pick up, the City of Piney Point has backdoor trash pick-up on Stillforest on Tuesday and Fridays. **You do not need to and should not** put your

trash by the street. Heavy trash (anything other than household trash) pick-up is on Friday and ONLY heavy items should be brought to the curb.

8. Piney Point regulations require that outdoor lighting not shine into other neighbor's yards. Please point outdoor lights downward towards ground or position to shine back onto your home. There is a regulated limit on night time light per Piney Point ordinance.
9. Please give the names of driving members of your household to our board secretary so they may be included on permitted list for security service.
10. Contract yard work is prohibited starting 5:00 PM on Friday evenings to 7:30 AM Monday morning, and on all holidays. This means that the use of ALL loud machinery such as lawn mowers, leaf blowers and chainsaws is prohibited during these times so that all neighbors can enjoy a quiet, peaceful environment during weekends and holidays. Other work without machinery is permitted on weekends.
11. Piney Point ordinance requires removal of any and all dead trees to prevent infecting other trees with insects or disease.
12. Because there are many walkers, joggers and children that use our street, we ask that EVERYONE abide by the posted speed limit of 20 mph. The safety of the children and everyone on the street is our top priority.

The current board members of the homeowners' association are listed below. If there is anything that any of us as board members can do for you, please don't hesitate to contact us. Thanks for your cooperation. We look forward to seeing you at the Annual meeting in the fall.

Current Board Members (elected 10/2025):

Mitch Cox – President
Mike Graff – Vice President and Secretary
Don Jones
Charles Davidson
Richard Hodge

Jonathan Finger - Treasurer

Revised 10-2025