Miller’s Crossing Property Owners Association

Board of Directors

9026 Miller Road

Magnolia, Texas 77354

We are fortunate to live in such a nice, quiet and beautiful neighborhood. One way to ensure it remains this way is to be aware of and abide by the protections afforded by our Covenants. While the board does not actively seek out violations to the Covenants, it does respond to complaints and tries to amicably resolve such issues.

Some of the most common complaints received by the Board involve the following:

-Yard Maintenance: Lawns should be maintained by regular mowing which includes trimming, edging and blowing; simply mowing is not sufficient to meet the standards set out by the Covenants. Trees and shrubs should be pruned and otherwise maintained.

-Burn Piles: According to Montgomery County exception to the Outdoor Burning Rule under State of Texas TECQ regulations, burning of yard material such as tree limbs and other similar vegetation is permitted in this area if there is not a practical alternative, subject to certain requirements. However, burning of Household Refuse such as trash/garbage, packaging, furniture or other similar items is not. **Please be aware that burning leaves and pine needles generally creates noxious smoke that tends to smolder rather than burn cleanly and can permeate the neighborhood, which violates our Covenants.** If and when you do burn, please be considerate of your neighbors by picking a time of day where the resulting smoke does not impact your neighbors enjoyment of their property.

-Trash/Recycle Containers: All such containers are to be kept out of public view.

**Some common projects/improvements that require Board Approval include some of the following:**

Improvements: Any thing or devise that may affect the appearance of a Lot including but not limited to buildings, roofed structures, parking areas, fences, walls, hedges, mass plantings, poles, sidewalks, driveways, ponds, lakes, swimming pools, tennis courts, signs, changes in any exterior color or shape, glazing or re-glazing of exterior windows with mirrored or reflective glass, any new exterior construction or exterior improvements exceeding $500.00 in cost which may or may not be included in the foregoing.

Removal of Trees: Cutting, removing or transplanting any tree in excess of eight (8) inches in diameter measured one foot above the ground surface.

If you have any questions or concerns, feel free to contact any of the Board members below.

Lee Wainscott, President Richard Bullock, Secretary Joyce Sharp, Treasurer

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