

Garden Oaks Deed Restrictions

Garden Oaks is made up of 5 sections, each of which has its own set of deed restrictions. When you purchased your property, you should have received a copy of the deed restrictions for your section from your title company. You can find the deed restrictions for each section on our website at gardenoaks.org.

Before you start on any remodeling or rebuilding project, please consult your deed restrictions, and have your builder and/or architect do the same to ensure compliance. Details about the front and side setbacks are the most commonly asked questions. It is the size of these setbacks that helps make our neighborhood a sought-after area with an expansive feel. Many of the inner loop neighborhoods have lost the spaces between home and street as well as between houses, creating a cramped, urban feel.

Deed restrictions are enforced. Up until June 2018, Garden Oaks Maintenance Organization (GOMO) was the HOA that enforced deed restrictions within sections 1, 2, 3, and 5. (Section 4 was enforced by the City of Houston.) GOMO went into bankruptcy in 2018 and was no longer functioning but is now emerging from bankruptcy. The gardenoaks.org website will be updated with status changes and reorganization plans going forward.

Meanwhile, deed restrictions may be enforced via the Deed Restriction Enforcement Group of the City of Houston. It is much better to have plans that are within the perimeters of the deed restrictions prior to building than to find out after construction has started that you are not in compliance with deed restrictions, thus requiring costly changes.