



# KINGWOOD LAKES COMMUNITY ASSOCIATION

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February 13, 2019

Via email & CRMRRR 7018183000084773454  
SWCA Environmental Consultants  
10245 West Little York Road, Suite 600  
Houston, Texas 77040

CRMRRR 7018183000084773461  
Romerica Investments LLC  
One Performance Drive  
Angleton, TX 77515

CRMRRR 7018183000084773478  
Romerica Investments LLC  
c/o Registered Agent: Leasing and Trade LLC  
333 Clay Street, Suite 4700  
Houston, Texas 77002

**RE: NOTICE OF VIOLATION;** Public Notice, U.S. Army Corps of Engineers; Permit  
Application No: SWG-2016-00384

Gentlemen:

The Board of Directors of Kingwood Lakes Community Association in Kingwood, Texas has become aware of the referenced project which has been proposed for the area east of Woodland Hills Drive south of Kingwood Drive down to the San Jacinto River. The public notice document for the project reflects that the portion of the development depicted in Plan View A lies within Section 8 of Kingwood Lakes Village. Therefore, the development of that portion of the project will be subject to deed restrictions as well as architectural guideline requirements of the Kingwood Lakes Community Association including but not limited to removal of trees and single family dwelling requirements. The information included in the Public Notice document indicates that the proposed development in the area in question does not comply with either the existing deed restrictions or the architectural guidelines. To date, no plan for development or request for approval of the portion of the project in the area referenced herein has been received by Kingwood Lakes Community Association.

Additionally, documents filed with the Permit noted above, indicate that the developer intends to divert water from the project onto Kingwood Lakes Community Association property including Lake Kingwood. No such approval has been given for such actions.

You are hereby notified that in the event development is commenced, without the requisite approval of the Kingwood Lakes Community Association, the Board of Directors have indicated their intent to seek judicial enforcement of the deed restrictions, architectural guidelines and protection of its property. Such action may include claims for injunctive relief as well as relevant damages.

This notice is provided to you with the hope that further action will not be required. You are requested to direct all future correspondence regarding this matter to the undersigned at this letterhead address.

Very Truly Yours,



Barbara Hilburn  
President of Kingwood Lakes Community Association

**Please direct all communications to:**  
Kingwood Association Management  
1075 Kingwood Dr #100, Kingwood, TX 77339  
Phone: (281) 359-1102

cc:

Elizabeth.A.Shelton@usace.army.mil  
Matthew.zeve@hcfcd.org  
Dave.martin@houstontx.gov  
andy.icken@houstontx.gov – Chief Development Officer  
Christon.Butler@houstontx.gov – Deputy Director, Permitting  
Stephen.Costello@houstontx.gov – Chief Resilience Officer  
Margaret.WallaceBrown@houstontx.gov – Interim Director, Planning