

Memorial Forest Club – Proposed Specific Use Permit
 Comparison with Agreement Approved in 1958
 January 4, 2022

	Agreement in 1958	Proposed SUP
Uses	Non-profit private club for outdoor recreation limited to swimming, tennis and children’s playgrounds	Non-Profit Club offers outdoor recreation in the form of tennis courts, a volleyball and pickle ball court, a basketball mini-court, a clubhouse, three (3) pools, a summer snack bar and other incidental and supporting uses.
Facilities	Such club shall have the right to construct on said lots a clubhouse containing locker-rooms, showers, lavatories, toilets, and an assembly room and a snack bar, together with a reasonable number of small closets and storage space.	
Rentals		<p>The Club shall be permitted to rent or license the Clubhouse, shown on the site plan attached hereto as Exhibit “A-2” to private groups. A rental agreement between the Club and the lessee shall be required that includes the name and phone number for a contact person that is required to be onsite at all times during the event. A copy of such agreement shall be maintained onsite.</p> <p>Clubhouse rentals shall be limited to the Clubhouse and the grass area adjacent to the Clubhouse on the east side. This includes the basketball court and volleyball/pickleball court, but does not include any tennis courts. In addition, rental of the Clubhouse shall exclude the area on the west side of the Clubhouse (the pool area).</p> <p>The pool area may be rented by members during swim season subject to the hours of operation stated herein.</p> <p>The capacity of the Clubhouse for all events shall be determined by the Memorial Villages Fire Marshal. All adult parties with over 75 anticipated guests, shall require the hiring of an off-duty peace officer to provide security. All youth events with over 50 anticipated participants that last past 9:00 p.m. shall require the hiring of an off-duty peace officer to provide security.</p>

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Membership	The membership of such private club shall be limited to a total of 400 member families at any one time, 95% of which shall be homeowners whose property is situated in Memorial Forest and adjacent subdivisions in Harris County, Texas, and in the City of Bunker Hill Village, Texas, including the territory covered by it's said Ordinance No. 42, hereinbefore referred to.	
Hours of Operation		<p>The Club shall be permitted to operate from 7 a.m. until 10 p.m. Sunday through Thursday and 7 a.m. until midnight. Friday and Saturday, subject to the provisions below.</p> <p>The Club shall be permitted to operate a physical fitness program for middle school students from 7 a.m. until 8 a.m. on school days in conjunction with SBISD during the SBISD school year. Lighting of the necessary tennis courts during this time as necessary shall be permitted. Amplified sound shall not be permitted during the operation of these physical fitness programs.</p>
Use of Alcohol	No alcoholic beverage of any kind shall be dispensed on any of said lots used by such club.	
Food/ No Cooking	No part of said lots shall be used for cooking food except the snack bar, in which the cooking shall be limited to sandwiches cooked on a grill, to be served only to the members of such club and their guests for consumption on the premises.	The Club shall be permitted to operate a snack bar selling only commercially wrapped or sealed snacks and non-alcoholic beverages.

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<p>Noise</p>		<p>DJ's and/or live bands shall be permitted at events; however, all music or sound amplification shall be stopped by 11:00 p.m.</p> <p>Amplified sound for any event, other than a pool event such as a swim-in movie or a swim meet, shall be limited to the inside of the clubhouse and the doors shall remain closed during the event. Notice of each such event shall be provided to all neighbors directly adjacent to the Club by mail or email a minimum of five (5) days prior to the event with a copy of the notice being provided to the Memorial Villages Police Department and the City. Such notice shall provide a contact name and phone number of an individual who will be onsite at all times during the event and the name and phone number of the peace officer hired to provide security at the event, if applicable. All events shall comply with the hours of operation contained herein and in accordance with the City's Nuisance Ordinance to promote the continued enjoyment and respect for all residential neighborhoods.</p>
<p>Parking</p>	<p>Off street parking on said lots in the ratio of one parking space to every four member families shall be provided. All parking by members of the Club shall be confined to spaces provided North of the said brick wall and not beyond the east end of the said brick wall.</p> <p>Members of such club, while using any of its facilities, shall not park their automobiles on any portion of that part of Memorial Drive adjacent to such club, nor on any of the streets in the Warrenton or Whispering Oaks, Additions in Harris County, Texas.</p>	<p>The Club has parking spaces on site as shown on the site plan. There shall be no street parking by Club members or guests on Memorial Drive, Rhett, Tara, Plantation (north and south), Stoney Creek, Warrenton, Wolf Court or Norvell Court.</p> <p>The day-to-day parking needs of the Club members are met by the parking spaces provided on the Club property. The Club shall obtain the permission of Spring Branch Independent School District ("SBISD") to provide for overflow parking at Frostwood Elementary School. Should overflow parking not be available, attendance shall be limited to available onsite parking.</p>
<p>Traffic Flow</p>	<p>Automobiles shall enter any such club ground from Plantation Drive and exit either on Plantation Drive or Memorial Drive but there shall be only one exit on to Memorial Drive and it shall be at the east end of the aforesaid masonry wall.</p>	

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<p>Signage</p>		<p>The Club has an identification sign on Plantation Road as shown on Exhibit “A-3”. The Club can continue this signage and is responsible for the maintenance of the sign and associated landscaping. Any changes to the sign must be in accordance with the City’s Sign Ordinance(s) in place at the time.</p> <p>The Club may display signage related to Club events or membership drives on the back of the south-side fence of the tennis courts with the signs not exceeding 600 square feet. Such signs may remain on display for no more than a combined 30 days each year.</p>
<p>Masonry Fence</p>	<p>The owners of said lots shall within thirty (30) days from date of this decree, build and maintain a masonry wall, faced with brick on the Memorial Drive side, five-feet high on a substantial foundation, from the present brick entrance gate at the corner of Plantation Drive and Memorial Drive and running easterly adjacent to the south boundary line of such lots to the present exit on to Memorial Drive, and as additional lots are put into use by such club such exit drive shall be moved to the east end of them and such wall shall within thirty (30) days thereafter be extended to such exit drive so as to form one complete wall without opening from beginning to end.</p> <p>Upon the construction of additional buildings east of the fence, which now runs along the east side of the present facilities, such fence shall be moved as much as may be necessary, so that in connection with such buildings, it will act as a visual barrier along their east side in a manner similar to that in which it acts as such barrier at the present time.</p>	<p>The Club shall maintain a wall on the south of the property facing Memorial Drive at a height of no less than five feet (5’). The Club shall be responsible for the maintenance and upkeep of the wall, as well as the signage currently in place at the Club entrance on Plantation Drive.</p> <p>Any change to the design included in this SUP shall require an amendment to the SUP.</p> <p>The Club shall maintain all landscaping on its property. The Club shall regularly trim tree branches that reach over the Club’s property line, as well as the trees on the Club property.</p> <p>Reference is made to the Memorandum of Understanding regarding trees and benches along Memorial Drive (Agreement of May 23, 2014), and is incorporated herein as Exhibit “B” and incorporated herein by this reference.</p>

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Lighting

All outside lights at such club shall be hooded so as to direct light down to the ground.

The Club shall be permitted to operate lighting of its driveways, parking lot, buildings and pool areas as indicated on the attached site plan within the Clubs permitted hours of operation.

The tennis courts shall be permitted to be illuminated by a permanent lighting system from sunset until 10 p.m. The tennis court lights shall not be moved from their existing height and angle, and must maintain the shielding, cover, and hooding currently in place, as demonstrated on Exhibits “A-4” and “A-5”. Furthermore, the entire north-side fence behind the tennis court must have a dark-colored tarp in place from top to bottom as shown on Exhibits ”A-4” and “A-5”.

No modification of lighting shall be permitted without amendment of this SUP.