

How To Find the Deed Restrictions to My Subdivision

When you purchase a property, the seller signs over his rights to the property to you through a deed. This document contains a legal description of the property, which typically includes its size, plot measurements or surveyor's analysis. Depending on where your property is located, there might be restrictions as to what you are allowed to do to and with the property as an owner. Deed restrictions are common in planned subdivisions. A restriction can be something like making sure your hedges don't grow over a certain height, or not being allowed to have a swimming pool. There might be some type of authority, such as a homeowners association, that oversees the restrictions for the whole community.

1

Review the deed to your property. The restrictions are commonly listed in the legal description. The description might be within the body of the deed or attached as an appendix.

2

Contact your county clerk or recorder if you can't find your deed. The agent there will be able to provide you a copy for a small fee. Some county clerk offices have online services you can print documents from.

3

Ask your homeowner association for a listing of the restrictions. The restrictions for an entire subdivision are often the same or very similar.

Things You Will Need

- Copy of your deed

Tip

- Deed restrictions for subdivisions are typically put in place to make sure every homeowner takes an interest in keeping her property in good condition, and to maintain a cohesive outside appearance among the homes. Restrictions also can protect residential areas from commercial development.

Warning

- If you don't adhere to the restrictions of your deed you might face a fine or even a lawsuit. Find out if the property you're purchasing has restrictions before you actually make an offer. Some restrictions might not suit your lifestyle or future plans you have with the property, such as adding a garage or other structure.