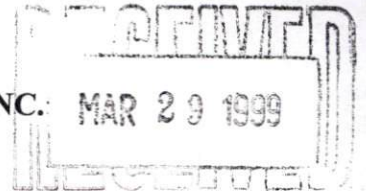


T594215

524-37-0992

**CERTIFICATE OF CORPORATE RESOLUTIONS
OF BOARD OF DIRECTORS OF
FLEETWOOD PROPERTY OWNERS ASSOCIATION, INC.**



(Guidelines Regarding Exterior Maintenance and Appearance)

03/11/99 100998880 T594215 \$13.00

I, SANDRA M. OGRIN, Secretary of Fleetwood Property Owners Association, Inc., a Texas non-profit corporation (the "Association"), do hereby certify at the special meeting of the Board of Directors of the Association (the "Board of Directors") held on January __, 1999, with at least a majority of the Board of Directors being present, the following resolution was duly made and approved by the Board of Directors:

RECITALS

WHEREAS, the Association is charged with the responsibility for administering the restrictive covenants set forth in the documents specified below (as same may be amended and supplemented from time to time):

<u>Document</u>	<u>Fleetwood Section No.</u>	<u>Harris County Clerk's File No.</u>
Restrictions	1	D614496
Restrictions	2	E553416
Restrictions Fleetwood, Section III	3	E116716
Restrictions	3	E693996
Declaration of Covenants, Conditions, Easements and Restrictions	5	F341486
Declaration of Covenants, Conditions, Easements and Restrictions Fleetwood, Section Six	6	F858327

WHEREAS, pursuant to Section 204.010(a)(6) of the Texas Property Code, a property owners' association, acting through its board of directors, may regulate the use, maintenance, repair, replacement, modification, and appearance of the subdivision.

WHEREAS, pursuant to Section 204.010(a)(6) of the Texas Property Code, the Board of Directors desires to set forth written guidelines with respect to the exterior maintenance and appearance of the real property, improvements and landscaping in the Fleetwood Subdivision, and further desires to record such guidelines in the Real Property Records of Harris County, Texas;

NOW, THEREFORE, be it resolved that the Board of Directors, on behalf of the members of the Association, duly adopt the following guidelines (the "Guidelines") regarding the exterior maintenance and appearance of the real property, improvements and landscaping Fleetwood Subdivision.

EXTERIOR MAINTENANCE AND APPEARANCE GUIDELINES

All improvements on a lot must be maintained in a state of good repair and shall not be allowed to deteriorate. Repairs, maintenance, and general appearance shall include, but not be limited to, the following:

1. All painted surfaces must be clean and smooth with no bare areas or peeling paint, and all surfaces must be free of mildew.
2. All rotted and damaged wood must be replaced and any damaged brickwork repaired. Any new wood or other material used to replace existing painted material must also be painted or otherwise treated.
3. Gutters must be kept in good repair and not allowed to sag or hang down.
4. Roofs must be maintained in good repair and good appearance with no missing, curling, or rotting shingles.
5. Glass surfaces must not be broken or cracked. Only drapes, blinds or such other window coverings as approved in writing by the Association's Architectural Control Committee may be used on or near windows as window coverings. Foil and paper are not acceptable.
6. Garage doors must be undamaged and in good repair, and they must be painted to match the rest of the house.
7. Fences and gates must be kept in good repair.
8. Sidewalks, driveways, and curbs must be clean and undamaged. Seams in concrete surfaces must be kept free of weeds.
9. Yards must be kept in a sanitary, healthful and attractive manner in keeping with the character of the Fleetwood Subdivision. Lawns must be kept raked, mowed, edged, and weed-free; flower beds must be kept free of weeds; and shrubs and trees must be kept trimmed. Effect measures to control fire ants and other pests must be implemented. Dead grass, shrubs and trees should be removed and replaced with healthy plants.
10. There shall be no storage of clutter, garbage, trash or rubbish of any kind upon any portion of the lot (this includes the front, side and rear of the lot) in public view.
11. Mailboxes must be maintained in good repair.
12. There must be no offensive material, clutter, or unsightly views of the inside of the homes which are visible to the public through undraped windows.
13. Lawns bordering alleys must be trimmed and kept weed-free along the alley. Shrubs and trees intruding into the alley must be kept trimmed so that vehicles traversing the alley do not come into contact with them.

ENFORCEMENT

Any violations of these Guidelines will be enforced in the same manner for enforcing violations of the documents governing the Association.

OTHER GUIDELINES AND REVISIONS

In addition to these Guidelines regarding exterior maintenance and appearance, the Association has other guidelines pertaining to architectural control and other matters. You should contact the Association at : c/o AVR Management Consultants, Inc., 3120 Southwest Freeway, Suite 220, Houston, Texas 77098, to obtain information concerning such other guidelines. These Guidelines and all other guidelines are subject to revision by the Board of Directors and any revisions may be applied retroactively.

WITNESS MY HAND on this the 3rd day of March, 1999.

FLEETWOOD PROPERTY OWNERS ASSOCIATION, INC., a Texas non-profit corporation

Sandra M. Ogrin
Sandra M. Ogrin, Secretary

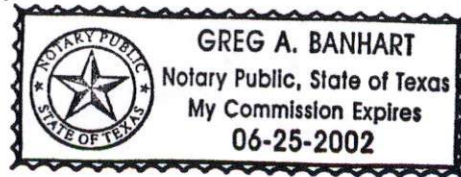
for notary

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

This instrument was acknowledged before me on the 4th day of March, 1999, by Sandra M. Ogrin, Secretary of Fleetwood Property Owners Association, Inc., a Texas non-profit corporation, on behalf of said corporation.

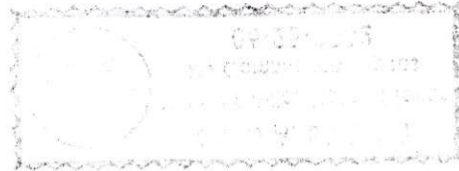
Greg A. Banhart
Notary Public, State of TEXAS

When recorded, return to:
Robert T. Alexander
Hoover, Bax & Slovacek, L.L.P.
P.O. Box 4547
Houston, Texas 77210



99 MAR 11 PM 4:00
FILED
Barbara R. Keefman
COUNTY CLERK
HARRIS COUNTY, TEXAS

524-37-0995



ANY PROVISION HEREIN WHICH RESTRICTS THE SALE, RENTAL, OR USE OF THE DESCRIBED REAL
PROPERTY BECAUSE OF COLOR OR RACE IS INVALID AND UNENFORCEABLE UNDER FEDERAL LAW
THE STATE OF TEXAS }
COUNTY OF HARRIS }
I hereby certify that this instrument was FILED in File Number
Sequence on the date and at the time stamped hereon by me; and was
duly RECORDED, in the Official Public Records of Real Property of
Harris County, Texas on:

MAR 11 1999



Beverly B. Taylor
COUNTY CLERK
HARRIS COUNTY TEXAS