

ADDITIONAL DEDICATORY INSTRUMENTS
for
SOUTHWYCK COMMUNITY ASSOCIATION, INC.

THE STATE OF TEXAS §

COUNTY OF BRAZORIA §

BEFORE ME, the undersigned authority, on this day personally appeared **Trisha Taylor Farine**, who, being by me first duly sworn, states on oath the following:

"My name is **Trisha Taylor Farine**, I am over twenty-one (21) years of age, of sound mind, capable of making this affidavit, authorized to make this affidavit, and personally acquainted with the facts herein stated:

"I am the attorney/agent for SOUTHWYCK COMMUNITY ASSOCIATION, INC. Pursuant with Section 202.006 of the Texas Property Code, the following documents are copies of the original official documents from the Association's files:

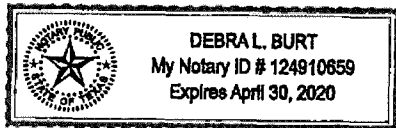
Policy Regarding Perimeter Fencing

DATED this 24th day of September 2018.

SOUTHWYCK COMMUNITY
ASSOCIATION, INC.

BY: Trisha Taylor Farine
Trisha Taylor Farine, attorney/agent

SUBSCRIBED AND SWORN TO BEFORE ME by the said Trisha Taylor Farine, on this the 24th day of September, 2018.



Debra L. Burt
NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS

**SOUTHWYCK COMMUNITY ASSOCIATION, INC. (Master Association)
RESOLUTION REGARDING PERIMETER FENCING**

WHEREAS, Article 1396-2.02(15) of the Texas Non-Profit Corporation Act authorizes non-profit corporations to have and exercise all powers necessary or appropriate to effect any or all of the purposes for which the corporation is organized; and

WHEREAS, Article VI, Section 1 of the Declaration of Covenants, Conditions and Restrictions for Southwyck (all sections), states, in pertinent part as follows:

The purposes of the Master Association are to provide maintenance and control of all General Common Areas of the property which include, without limitations, the perimeter fences around major streets, main esplanades and to provide for the maintenance, preservation and architectural control of the residential Lots concurrently with the Village Association and exclusively in regard to the General Common Areas. In the event of a conflict between the Village Association and the Master Association as to whether an amenity in the properties is a General Common Area, the decision of the Master shall prevail. General Common Areas include, without limitation, amenities that are intended to serve more than one subdivision....

NOW THEREFORE, BE IT RESOLVED THAT: the following policy regarding perimeter fencing by the Master Association is hereby adopted:

Policy Regarding Perimeter Fencing

Individual lot owners whose property adjoins a perimeter fence (as defined in that certain Resolution Regarding Maintenance of Common Areas recorded under Brazoria County Clerk's File No. 2010010142, incorporated herein by reference and as may be amended from time to time), must ensure that the perimeter fence is not exposed to damage by adjacent plantings or other land use by the resident, as the lot owner will be held responsible for any and all damage to the perimeter fence occurring on or caused by their property.


Plants that attach themselves to the perimeter fence are prohibited. Bushes and trees must be trimmed to prevent contact with the perimeter fence. Flower boxes, planters, composting boxes, raised beds or structures of any kind must not be placed in contact with the perimeter fence.

Costs to repair any damage caused to perimeter fencing by the lot owner or resident will be the sole responsibility of the lot owner and not the Master Association. Trees, shrubbery, beds and other items on the residential side of the fence must be maintained by the lot owner or resident in a manner that will protect the perimeter fence from potential damage.

All lot owners whose properties adjoin a perimeter fence must first execute an access easement for maintenance so that the Master Association may access their lot for repair and maintenance of the perimeter fence. Said access easement is to be recorded in the Brazoria County real property records.

Adopted this 6th day of September, 2018, by at least a majority of the Board of Directors of the Master Association.

SOUTHWYCK COMMUNITY
ASSOCIATION, INC.


Secretary

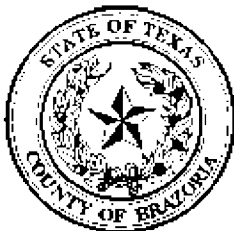
Print Name: VANESSA WILLIAMS

FILED and RECORDED

Instrument Number: 2018049331

Filing and Recording Date: 09/25/2018 08:37:56 AM Pages: 4 Recording Fee: \$34.00

I hereby certify that this instrument was FILED on the date and time stamped hereon and RECORDED in the OFFICIAL PUBLIC RECORDS of Brazoria County, Texas.



A handwritten signature in black ink, appearing to read "Joyce Hudman".

Joyce Hudman, County Clerk
Brazoria County, Texas

ANY PROVISION CONTAINED IN ANY DOCUMENT WHICH RESTRICTS THE SALE, RENTAL, OR USE OF THE REAL PROPERTY DESCRIBED THEREIN BECAUSE OF RACE OR COLOR IS INVALID UNDER FEDERAL LAW AND IS UNENFORCEABLE.

DO NOT DESTROY - Warning, this document is part of the Official Public Record.

cclerk-regina