

**RESOLUTION REGARDING ADOPTION OF
EXTERIOR MAINTENANCE GUIDELINES
HERITAGE VILLAGE HOMEOWNERS ASSOCIATION, INC.**

WHEREAS, the By-Laws governing Heritage Village Homeowners Association, Inc., ("the Association"), as well as the Association's Articles of Incorporation, the respective Declaration of Covenants, Conditions and Restrictions for each section of Heritage Village (collectively referred to as the "Declaration") and all Amendments thereto, and the provisions of the Texas Business Organizations Code and Texas Property Code, authorize the Association, acting through its Board of Directors, to exercise all powers reasonable and necessary for the governance and operation of the Association;

WHEREAS, the Texas Property Code further authorizes the Association to regulate the use, maintenance, repair, replacement, modification, and appearance of the subdivision, and the properties within same;

WHEREAS, the Declaration provides that "No noxious or offensive activity of any sort shall be permitted nor shall anything be done on any lot which may be, or may become, an annoyance or a nuisance to the neighborhood";

WHEREAS, the Association's Board of Directors has determined that it is in the Association's best interest to adopt certain policies and/or clarifications with regard to various conditions which are deemed to be noxious or offensive.

NOW, THEREFORE, BE IT RESOLVED that the attached Exterior Maintenance Guidelines are hereby adopted on behalf of the Association, to become effective upon being recorded in the office of the County Clerk.

Adopted by the affirmative vote of the Board of Directors at a regular meeting of the Board of Directors on the 19th day of October, 2020.

HERITAGE VILLAGE HOMEOWNERS ASSOCIATION, INC.

Jeramie Taylor, President
Signature - President

Sharon Taylor
Signature - Secretary

Jeramie Taylor
Print Name

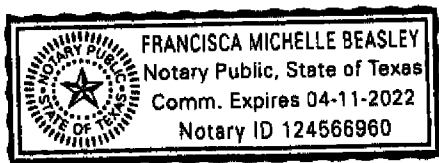
Sharon Taylor
Print Name

RP-2020-504597

STATE OF TEXAS §
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COUNTY OF HARRIS §

Before me the undersigned authority, on this day personally appeared Kramie Taylor, President of Heritage Village Homeowners Association, Inc., known to me to be the person and director whose name is subscribed to the foregoing instrument and acknowledged to me that he/she had executed the same as the act of said entity for the purpose and consideration therein expressed, and in the capacity therein stated.

Given under my hand and seal of office this 11 day of October, 2020.

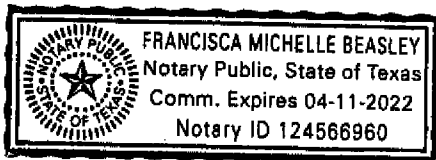


Francisca M. Beasley
Notary Public, State of Texas

STATE OF TEXAS §
 §
COUNTY OF HARRIS §

Before me the undersigned authority, on this day personally appeared Sharon Taylor, Secretary of Heritage Village Homeowners Association, Inc., known to me to be the person and director whose name is subscribed to the foregoing instrument and acknowledged to me that he/she had executed the same as the act of said entity for the purpose and consideration therein expressed, and in the capacity therein stated.

Given under my hand and seal of office this 19 day of October, 2020.



Francisca M. Beasley
Notary Public, State of Texas

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**HERITAGE VILLAGE HOMEOWNERS ASSOCIATION, INC.
EXTERIOR MAINTENANCE GUIDELINES**

The following described items / conditions are intended to serve as guidelines for the exterior maintenance of properties located within Heritage Village. The failure to comply with any specific guideline shall be considered to be a noxious or offensive activity by the Heritage Village Homeowners Association, Inc.'s (the "Association") Board of Directors. The following list is not meant to be exhaustive or all-inclusive; rather, the list describes several items / conditions which are, from time to time, observed within the community. Such items / conditions are described herein, in order that Association members and residents are more fully aware that the Association and its Board of Directors deem such conditions to be objectionable, and subject to correction and/or removal by the respective owner and/or resident. Questions concerning items or conditions which are not listed below should be directed to the Board of Directors, or the Association's managing agent. The guidelines described herein shall not supersede, replace, nor serve to amend existing rules, regulations and/or guidelines applicable to Heritage Village and/or Heritage Village Homeowners Association, Inc., all of which are unaffected hereby.

A. Yard Maintenance

The upkeep of grass and landscaping around residences impacts the overall appearance and property values of the entire community. The following conditions shall be considered to be noxious or offensive:

1. Grass and/or weeds allowed to grow to a height greater than six (6) inches;
2. Any plantings, including grass, allowed to grow more than three (3) inches beyond the designed edge of the grass onto an adjacent sidewalk, driveway, or curb;
3. Failure to maintain and weed flower beds; failure to remove dead shrubs, trees, or tree limbs; failure to trim and maintain bushes, vines and/or other plants;
4. Failure to water flora during the growing season, to the extent that the front lawn becomes brown and/or dies, unless there is a declared water shortage and limited watering allowed;
5. Any hedge, shrub, tree, or other plant which obstructs the line of sight of streets or roadways and/or which interferes with the line of sight of any vehicular traffic;
6. Any hedge, shrub, tree, or other plant which blocks a sidewalk located within the subdivision below ten feet (10') above the ground;
7. Any landscaping installed, planted or located in such a manner that the drainage from the lot is altered or directed onto adjacent lots or property, unless a specific recorded easement exists for such purpose;
8. Playground equipment, including but not limited to play houses and swing sets, stored or situated in public view.

B. Exterior Maintenance

The upkeep of the exterior of improvements on the lots impacts the overall appearance and the property values of the entire community. The following conditions shall be considered to be noxious or offensive:

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1. Rain gutters, downspouts, shutters, fascia boards, window screens, window trim, garage doors, patio covers, fences and decks, which are sagging, falling, rotten, worn, or otherwise deteriorated;
2. Broken or cracked concrete driveways and/or sidewalks;
3. Oil, grease, rust, or similar stains on driveways or sidewalks;
4. Broken windows, privacy fences, gas lights, and basketball goals;
5. Windows and window coverings not maintained in a neat and attractive manner;
6. Roofs with missing, curled, deteriorated and/or discolored shingles;
7. The accumulation of excessive mildew / algae on any structure in public view;
8. The accumulation of excessive leaves and/or other tree debris on lawns and/or roofs;
9. Failure to restore weathered, faded, or peeling exterior paint;
10. Storage of personal items, materials and/or debris in public view, in front of or on the side of the residence, in front of the garage, in the entryway or on the driveway;
11. Allowing outside lighting fixtures to be placed in such a manner as to excessively illuminate adjacent properties;
12. Placement or installation of a window or wall-type air conditioner in any location which is visible from any street;
13. Failure to maintain basketball goals and basketball goal netting.

C. Parking on Grass and Sidewalks

Using any portion of a residential lot, other than a driveway or garage, for the parking of any motor vehicle negatively impacts the overall appearance and the property values of the entire community. It is considered to be noxious and offensive for any vehicle to be parked at any time on a residential lot in any area other than on a paved driveway or within a garage. Boats, trailers, motor-homes, recreational vehicles, campers, semi-truck tractors, construction trailers, or any kind of similar vehicles may not be parked or kept within the Heritage Village neighborhood for any period of time, other than for temporary purposes, including loading and unloading.

D. Firearms and Fireworks

The discharge of any type of firearm within the subdivision(s) is considered to be noxious and offensive and is strictly prohibited. The use of fireworks is considered to be noxious and offensive and is strictly prohibited.

E. Pets and Animals

It shall be considered noxious and offensive for an owner to permit a pet or animal to roam free (not on a leash or in a pen or similar structure) or to leash a pet or animal in the front yard of a lot while unattended. Further, it shall be considered noxious and offensive to fail to pick up pet/animal waste when walking a pet/animal.

F. Noise

Excessive noise is deemed detrimental to the enjoyment of a residence in the community. Excessive noise is considered noxious and offensive. Owners are urged to register noise complaints with local law enforcement.