

PARKGLEN WEST COMMUNITY IMPROVEMENT ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
April 7, 2009

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RESOLUTION ADOPTING ARCHITECTURAL CONTROL COMMITTEE GUIDELINES

The undersigned, being a duly authorized representative of Parkglen West Community Improvement Association, (the "Association"), a Texas Non-Profit Corporation, pursuant to Article 1396 of the Texas Non-Profit Corporation Act adopt the following resolution at a duly called board meeting:

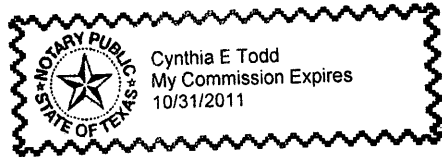
RESOLVED, that upon careful consideration and deliberation, with all motions being correctly proposed and seconded, that the Association does hereby adopt the following Architectural Control Committee Guidelines attached hereto as Exhibit "A" and incorporated herein for all purposes.

PARKGLEN WEST COMMUNITY
IMPROVEMENT ASSOCIATION
Beth T. Hooker
Beth T. Hooker, President

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STATE OF TEXAS §
 § ACKNOWLEDGMENT
COUNTY OF HARRIS §

Beth T. Hooker, as President of Parkglen West Community Improvement Association, acknowledged this instrument before me on the 24th day of June, 2009.



Cynthia E Todd
Notary Public in and for the State of Texas

Handwritten signature
COUNTY CLERK
HARRIS COUNTY, TEXAS

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FILED

Parkglen West Community Improvement Association

Deed Restrictions and Architectural Control Committee Guidelines

1. Painted surfaces of residential structures /garages must be in good condition: for example, no peeling, bare wood, primer, or mildew.
2. All damaged and rotten wood on residential structures/garages must be replaced, and damaged brickwork must be repaired.
3. Gutters must be kept in good repair (no sagging). Gutters may be removed, but facial boards must be repaired as needed and painted to match the color of the remainder of the residence.
4. Roofs must be maintained in good repair with no missing or curling shingles.
5. All exterior glass surfaces on the house or garage must not be broken or missing. No foil or paper goods may be used for covering.
6. No window units may be used to cool or heat.
7. Garage, entry and side doors must be undamaged and in good repair and must be painted (including painting over factory primers).
8. Fences and gates must be kept in good repair.
9. Sidewalk, driveways, and curbs must be cleaned and undamaged. Seams or cracks in concrete surfaces must be kept free of weeds.
10. Lawns must be mowed and edged. Flowerbeds must be neat. Shrubs and trees must be kept trimmed.
11. Mailboxes must be kept in good repair.
12. No large trucks, trailers, campers, or inoperative/covered vehicles are to be parked on property or street in view of public.
13. No lot shall be used for storage of any debris or materials that are visible from the street except new building materials to be used for ARCHITECTURAL CONTROL COMMITTEE APPROVED improvements to property. They may be stored on the property at the time the construction is to be commenced and during the process of the construction until completion as long as the construction progresses without delay.
14. No lot shall be used for business, commercial, professional, warehousing, or manufacturing purposes of any kind whether for profit or not.
15. No building or structure shall be erected, placed, or altered on any lot until the construction plans and specifications and a plot plan showing the locations of this structure have been approved by the Architectural Control Committee.
16. No structure of a temporary character, whether trailer, basement, tent, shack, garage, barn, or other outbuilding shall be maintained or used on any lot at any time as a residence, or for any other purpose, either temporary or permanent, without prior approval of the Architectural Control Committee.
17. No motorized vehicles of any kind are to be parked in yards (unpaved areas).

THE PRECEDING "GUIDELINES" WERE ADOPTED BY PGWCIA ON 5/13/99. IT IS NOT THE INTENTION OF THE BOARD TO, NOR DO THESE GUIDELINES "AMEND" THE EXISTING DEED RESTRICTIONS. RATHER THE BOARD IS MERELY TRYING TO SPECIFY IN LAYMEN'S TERMS WHAT THE CRITERIA ARE FOR PROPER MAINTAINENCE OF A PROPERTY IN A SUBDIVISION.

Parkglen West Community Improvement Association

PARKGLEN WEST COMMUNITY IMPROVEMENT ASSOCIATION

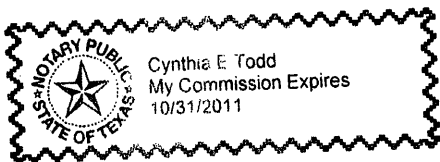
Beth T. Hooker

Beth T. Hooker President

THE STATE OF TEXAS

COUNTY OF HARRIS

Before me, the undersigned authority, on this 24th day of June 2009, personally appeared Beth T. Hooker, the President of Parkglen West Community Improvement Association, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same on behalf of the Association.



Cynthia E. Todd

Notary Public in and for the State of Texas

After recording, return to:

Law Office of Terry H. Sears, P.C.
9700 Richmond Ave., Suite 222
Houston, Texas 77042

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 time stamped herein by me, and was duly RECORDED, in the Official Public Records of Real Property of Harris County Texas on

AUG - 4 2009



Dorely B. Kaufman

COUNTY CLERK
HARRIS COUNTY, TEXAS