

RESOLUTION REGARDING EXTERIOR MAINTENANCE GUIDELINES

WHEREAS, Chapter 204, Section 204.010 of the Texas Property Code authorizes associations acting through their boards of directors to regulate the use, maintenance, repair, replacement, modification, and appearance of the subdivision; and,

WHEREAS, such rules are necessary to help maintain the attractiveness of the subdivision and thereby support property values of the subdivision;

NOW THEREFORE, BE IT RESOLVED THAT: the following Exterior Maintenance Guidelines are hereby adopted:

EXTERIOR MAINTENANCE GUIDELINES

All improvements on a lot must be maintained in a state of good repair and shall not be allowed to deteriorate. Repairs 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.
3. Gutters must be kept in good repair and not allowed to sag or hang down.
4. Roofs must be maintained in good repair with no missing or curling shingles.
5. All glass surfaces must be whole.
6. Garage doors must be undamaged and in good repair.
7. Fences and gates must be kept in good repair.
8. Sidewalks, driveways and curbs must be clean and undamaged. Seams must be kept free of weeds.
9. Lawns must be kept mowed, edged, and weed free, flower beds must be kept free of weeds, and shrubs and trees must be kept trimmed.
10. There shall be no storage of clutter and debris in public view.
11. Mailboxes must be maintained in good repair.

Adopted this 9TH day of April, 1996.

Betha Cook
Secretary

ANY PROVIDED HEREIN WHICH VIOLATES THE SALE, REPAIR, OR USE OF THE DESCRIBED REAL PROPERTY BECAUSE OF COLOR OR RACE IS NULL AND VOID UNLESS AND UNFORTUNATELY UNDER FEDERAL LAW THE STATE OF TEXAS } COUNTY OF HARRIS }
I hereby certify that this instrument was FILED in File Number _____ Sequence # _____ and at the time stamped above by me, and was duly RECORDED in the Official Public Records of Real Property of Harris County, Texas on _____

DEC 22 1999



Beverly A. Johnson
COUNTY CLERK
HARRIS COUNTY TEXAS

DEC 22 1999 4:05 PM
FILED