

RESOLUTION REGARDING MAINTENANCE FOR GOLF COURSE HOUSES AND LAKE FRONT PROPERTY

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

WHEREAS, the rear and side yards of residences along the golf course and fronting the lake are in public view and the appearance and upkeep of said lots affects the overall aesthetic value and appearance of the subdivision and the golf course.

NOW THEREFORE, BE IT RESOLVED THAT, the following Resolution Regarding Maintenance for Golf Course Houses and Lake Front Property has been adopted:

- 1) The 'line of sight' rule is extremely important. Nothing should be grown or placed that would inhibit your neighbors' vision and enjoyment of the golf course.
- 2) Trees and bushes should be pruned to remove dead wood and excessive growth or removed if necessary.
- 3) Rear of house or porch should not be used for storage of ladders, empty pots, etc.
- 4) Flower pots with dead plants should be either replanted or removed.
- 5) Golf carts should not be stored at rear of house except for residents who have single car garages.
- 6) Lawn/patio furniture should be kept in good repair and arranged in an attractive manner or stacked for storage.
- 7) House siding, whether brick or other material, should be kept free of mold.
- 8) Leaves and branches should be removed from roofs and gutters.
- 9) Broken windows can be boarded up temporarily but should be replaced in a timely fashion.
- 10) Roof vents should be kept in good repair and no rust should be seen.
- 11) American flags must be stored in a respectful manner. The Association requests that a light shine on the flag if it is left up at night.
- 12) We depend on grass to have the golf course looking great, but if you have problems with grass growing, look at item (2) above. Low growing ground cover is

also an option as is xeriscape, with prior approval.

13) Residents and their guests are strongly discouraged from feeding wildlife, as the food they don't eat attracts rats, and the excrement of wildlife is a health hazard.

Adopted this 14 day of July, 2014, by the Board of Directors of the Association.

COUNTRYPLACE MASTER
COMMUNITY ASSOCIATION, INC.

Agnes Renfrow
Signature of Secretary

Print Name: AGNES RENFROW