

**BRIAR PARK COMMUNITY IMPROVEMENT ASSOCIATION  
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;

WHEREAS, these Exterior Maintenance Guidelines apply to the operation and utilization of property within the Briar Park, Section One; Briar Village, Sections One, Two, Three and Four; and Briarworth, Section One subdivisions, additions in Harris County, Texas, according to the maps or plats thereof, recorded in the Map Records of Harris County, Texas as follows:

Briar Park, Section One, Clerk's File No. C772571;  
Briar Village, Section One, Clerk's File No. D162445;  
Briar Village, Section Two, Clerk's File No. D524953;  
Briar Village, Section Three, Clerk's File No. E050902;  
Briar Village, Section Four, Clerk's File No. E326535; and  
Briarworth, Section One, Clerk's File No. E756459.

NOW THEREFORE, BE IT RESOLVED THAT the following Exterior Maintenance Guidelines, applicable to all sections in Briar Park Community Improvement Association, 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 are not limited to, the following:


1. All painted surfaces must be clean and smooth with no discolored or 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, not allowed to sag or hang down, and visible debris or foliage must be removed.
4. Roofs must be maintained in good repair with no missing, curling, or mismatched shingles.
5. All glass surfaces must be whole.
6. Garage doors must be undamaged, in good repair, and free of mildew.
7. Fences and gates must be kept in good repair, with no missing, broken or leaning pickets, and must be composed of materials consistent with the neighborhood.

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8. Sidewalks, driveways and curbs must be clean and in good repair. Seams must be kept free of weeds.
9. Lawns must be kept mowed, edged, and weed free, flowerbeds must be kept free of weeds, and shrubs and trees must be kept trimmed; tree stumps must be removed.
10. There shall be no storage of items or debris in public view.
11. Mailboxes must be maintained in good repair.
12. Trash cans shall be stored out of public view except on collection day.
13. No boats, trailers, campers, motorcycles, buses, tractors, recreational vehicles, inoperable vehicles, box trucks, flatbed trucks, stake-body trucks, 18-wheel tractor-trailer units, bobtail tractors, trucks exceeding 9000 pounds gross vehicle weight, or equipment or machinery of any kind, or similar items shall be stored on the property, visible from public view, for more than a 48-hour period.
14. Window air conditioning units are not allowed within public view.

Adopted this the 28<sup>th</sup> day of July, 2016, by a majority of the Board of Directors.

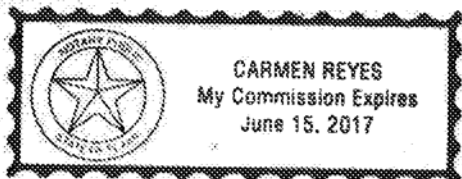
BRIAR PARK COMMUNITY  
IMPROVEMENT ASSOCIATION

  
\_\_\_\_\_  
President

THE STATE OF TEXAS

COUNTY OF HARRIS

This instrument was acknowledged before me, on the 28<sup>th</sup> day of July, 2016, by Stephen Coad, President of BRIAR PARK COMMUNITY IMPROVEMENT ASSOCIATION.



  
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NOTARY PUBLIC IN AND FOR  
THE STATE OF TEXAS

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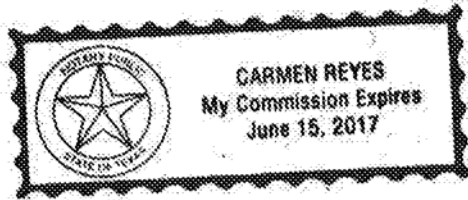
BRIAR PARK COMMUNITY  
IMPROVEMENT ASSOCIATION

  
Secretary

THE STATE OF TEXAS

COUNTY OF HARRIS

This instrument was acknowledged before me, on the 28<sup>th</sup> day of  
July, 2016, by Hillary Roy, Secretary of BRIAR PARK  
COMMUNITY IMPROVEMENT ASSOCIATION.



  
NOTARY PUBLIC IN AND FOR  
THE STATE OF TEXAS

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# Pages 4  
08/22/2016 03:37 PM  
e-Filed & e-Recorded in the  
Official Public Records of  
HARRIS COUNTY  
STAN STANART  
COUNTY CLERK  
Fees \$24.00

RECORDERS MEMORANDUM

This instrument was received and recorded electronically and any blackouts, additions or changes were present at the time the instrument was filed and recorded.

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



*Stan Stanart*

COUNTY CLERK  
HARRIS COUNTY, TEXAS

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