

CERTIFICATION

STATE OF TEXAS §
 COUNTY OF BRAZORIA §
 §

I, the undersigned, pursuant to §202.006 of the Texas Property Code, do hereby certify, as follows:

- (1) I am an Agent for CountryGrove Community Association, Inc. a Texas non-profit corporation;
- (2) An Instrument titled: “Policy Bulletin #1, Miscellaneous Policies”, is attached hereto;
- (3) The property affected by the said Instrument is described as, to wit:

 CountryGrove, Sections 1, 2, 3, 4, 5, .26706 acres, and CountryPlace Section 12, recorded in the Map Records of Brazoria County, Texas, under Volume 16, Page 231; Volume 16, Page 233; Volume 17, Page 261; Volume 18, Page 317; Volume 19, Page 27; Volume 301, Page 686- dated July 14, 1986; and Volume 19, Page 485-486; all amendments, replats, and supplements thereto.
- (4) The attached Instrument is a true and correct copy of the original.

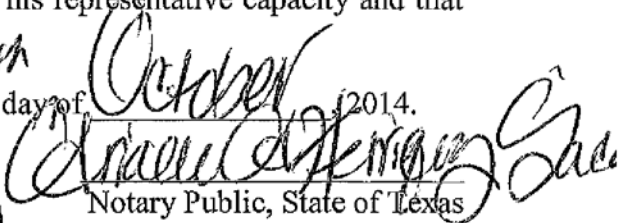
IN WITNESS WHEREOF, I have subscribed my name on this 30th day of October 2014.

By: 
 Luke P. Tollett, Agent for CountryGrove Community Association, Inc.

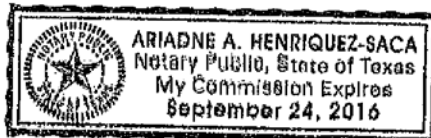
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BEFORE ME, the undersigned authority, on the day personally appeared Luke P. Tollett, Agent for the CountryGrove Community Association, Inc., and known by me to be the person whose name is subscribed to the foregoing document and being by me first duly sworn, declared that he is the person who signed the foregoing document in his representative capacity and that the statements contained therein are true and correct.

Given under my hand and seal of office this the 30th day of October, 2014.


 Notary Public, State of Texas

After recording return to:
 HOLT & YOUNG, P.C.
 9821 Katy Freeway, Ste. 350
 Houston, Texas 77024



FILED WITH BRAZORIA COUNTY CLERK
 COUNTRY GROVE COMMUNITY ASSOCIATION, INC.
 3119 FLOWER FIELD LANE
 PEARLAND, TEXAS 77584
 POLICY BULLETIN #1
 MISCELLANEOUS POLICIES

EXTERIOR CHANGES: Requests for exterior changes such as patios, patio covers, solar tubes, skylights, gutter covers, removal of shutters, changing doors or windows, changes in landscaping, replacing driveways and sidewalks, and the like must be submitted in writing, in advance of any work being done, to the Architectural Committee for the Country Place Master Community Association (CPMCA). Note that even though the Architectural Committee approves the request, the homeowner is responsible for any damage to the roof or leaks in the roof or any damage to structural members of the unit caused by the installation of any item such as satellite dishes, solar panels, gutter covers, etc. Any items installed on the roof or structural members of the unit which interfere with repairs to the roof or replacement of the roof must be removed by the homeowner before repairs to the roof or replacement of the roof will be made. The homeowner is responsible for reinstalling the items after completion of roof repairs or roof replacement.

GENERAL POLICY REGARDING MAINTENANCE AND REPAIRS BY HOMEOWNERS:

1 – If a homeowner does work on the unit or has contractors or other maintenance personnel do any repairs, installations or replacements that affect the roof, the irrigation system, or the grounds, it is the responsibility of the homeowner to be sure everything is properly reconnected or restored to the condition it was before the work was done. It is recommended that the homeowner does not pay any contractor or maintenance personnel until this is done.

2 – Some items that can cause problems are installation of a new water heater, replacement of driveways and sidewalks, foundation repairs, installation of satellite dishes, and alterations to the landscaping.

3 – The cost of any repairs incurred by the CGCA because of work done by a homeowner, by his contractor, or by his maintenance personnel is the responsibility of the homeowner.

FENCES:

SECURITY WALL/FENCE EAST AND WEST COUNTRY GROVE CIRCLE:

Do not plant any trees, shrubs, bushes or flowers within four feet of the security wall/fence. This four foot strip will have grass only. It will be used as access for maintenance to the security wall/fence, maintenance to the grounds, painting and roofing of the buildings, and other necessary maintenance.

WHITE FENCE ALONG COUNTRY PLACE BOULEVARD BEHIND THE TOWN

HOMES: The CPMCA is responsible for maintenance of the fence. CGCA has no responsibility for the fence.

FENCES AROUND THE HOMES ON APPLE BLOSSOM DRIVE: CGCA has no responsibility for these fences. Contact the CPMCA for any questions about these fences.

PLANTS, SHRUBS AND FLOWERS/PERSONAL ITEMS IN THE YARD AREAS:

APPROVED BY BOARD OF DIRECTORS - 12/12/2011; REVISED 9/24/2012
 REVISED 6/3/2013; REVISED 8/26/2013; REVISED 10/28/2013; REVISED 10/27/2014

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1 - All personal plantings and all personal items such as bird baths, rain gauges, decorative stoneware, statues, lawn furniture, barbeques, sleeves for flags, and the like placed in the yard areas are done so at the homeowners'/residents' risk. It is advisable to place personal items on the porch or in a protected area. The CGCA assumes no responsibility for personal items, and the CGCA will not pay for repair or replacement of personal items. No personal plantings or personal items shall in any way interfere with the ground contractor's maintenance of the grounds. Any plants, shrubs or flowers planted by homeowners or residents that interfere with maintenance of the grounds will be cut back or removed if not properly maintained.

2 - In order to avoid confusion and misunderstandings in maintaining the grounds, the following procedure must be followed. If you do not want the grounds contractor personnel to maintain specific landscaped areas, place a small flag in each area you want to maintain yourself. Otherwise, it will be assumed you want the contractor to take care of your landscaped areas except as specified in the preceding paragraph.

MAINTENANCE AND REPAIRS: Responsibility for the maintenance and repair of the town homes is shared by the homeowners and the CGCA.

CGCA: (1) yards; (2) exterior paint on a five-year cycle which includes preparation and excludes repair or replacement of structural members; and (3) roofs which includes shingles, plywood under the shingles, ridge vents, and roof vents and excludes repair or replacement of gutters and structural members. If structural wooden members are repaired/replaced by a homeowner, the homeowner must notify the Board member responsible for exterior painting when the repairs/replacement are completed. The Board member will arrange to have the exterior painting done. The CGCA will only pay for painting that has been pre-approved by the Board of Directors.

HOMEOWNER: (1) maintenance and repair of all exterior structural members, including, but not limited to, natural wood or stained doors, storm doors, siding, chimney (which includes siding on the chimney), brick work, eaves, gutters, shutters, sidewalks, driveways, doors, windows, solar tubes, skylights, etc.; (2) maintenance, repair and painting of homeowner-added patio covers, patio enclosures, and the like; (3) maintenance and replacement of flowers planted by the homeowner; (4) termite and other pest protection; and (5) all other items that would normally be taken care of by a prudent homeowner.

SEWAGE LINE/DRAINAGE PROBLEMS: The homeowner is responsible for maintenance of the sewer lines on their property including removal of tree roots or any other obstacles in the sewer lines. Correction of any drainage problems is the responsibility of the home owner. The CGCA does not add dirt in the lawn areas so as not to affect the drainage. Homeowners may add dirt at their own risk. In correcting any problem, please be sure not to cause problems for your neighbors. Drainage problems in the common areas should be reported to the CPMCA at the Carriage House at 713-436-1062.

FOUNDATION PROBLEMS: Foundation repairs, including leveling the displaced dirt and installing new sod to restore the grounds to the condition before the foundation repairs were made, are the responsibility of the homeowner.

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TREE TRIMMING AND TREE REMOVAL AND REPLACEMENT:

TREE TRIMMING: The CGCA does major trimming/pruning of trees in the front, side and rear

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yards of the units on a three year cyclical basis. Minor trimming may also be done at any time, as needed, to protect the roofs. Additional tree trimming may be done by homeowners at their expense. CPMCA does major trimming/pruning of trees in the common areas on the same cyclical basis used by the CGCA. Crepe Myrtle, Magnolia and other ornamental trees are trimmed only if needed to protect the roof and structure. For units along the golf course, the rear yard includes the area from the back of the unit to the present location of the out-of-bounds markers for the golf course. For units on Flower Field Lane, the rear yard includes the area from the back of the unit to the sidewalk along the lake.

TREE REMOVAL AND REPLACEMENT:

1 - The CGCA does not plant new or replacement trees on a homeowner's property. The homeowner is responsible for the expense of all new or replacement trees on their property.

2 - The CGCA removes diseased, dying and dead trees in the front, side and rear of the units based on the recommendation of a professional arborist. The CGCA will fill the hole and install sod. If a tree on the homeowner's property needs to be removed, the homeowner must first contact the CGCA. If the homeowner has a tree removed without first contacting the CGCA for approval, the homeowner will not be reimbursed for the tree removal costs. A homeowner can remove a tree on their property for another reason at their own expense.

3 - If a tree is removed by a homeowner, the stump and root system must be ground out at least 6 inches below the surface of the ground. Wood chips and any other debris resulting from the stump grinding must also be removed. The hole caused by tree removal must be filled with soil and covered with sod unless a new tree is planted or new landscaping is planted. Also, damage to the surrounding grounds area must be corrected.

4 - CPMCA is responsible for removal and replacement of trees in the common area.

5 - The CGCA does not remove trees because of roots in the sewer lines or because of foundation problems. As trees mature and grow, tree roots can cause damage to sewer lines and to foundations, and repairs are the homeowner's responsibility.

GROUNDS CARE:

1 - The CGCA maintains the existing grounds for homeowners in accordance with specifications contained in Exhibits "A" and "B" of the Grounds Maintenance Contract. These are basic services such as mowing, edging, cleanup, weeding, and trimming of bushes/shrubs which are included without additional cost.

2 - The Grounds Contract provides for extra services at an additional cost to the CGCA. The CGCA has the authority to determine which extra cost services will be provided by the CGCA. One service which the CGCA does is to trim and remove dead or diseased plants, shrubs, etc. in the yards. However, the CGCA only replaces dead or diseased plants, shrubs, etc. in the front and side yards. The CGCA has elected not to do some of the extra cost services. Therefore, homeowners are responsible for hiring someone or for doing these services themselves. These include, but are not limited to, fill dirt, new or replacement sod, mulching, turf aeration, and dethatching.

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 REVISED 6/3/2013; REVISED 8/26/2013; REVISED 10/28/2013; REVISED 10/27/2014

FILED and RECORDED

Instrument Number: 2014047826

Filing and Recording Date: 11/04/2014 12:41:55 PM Pages: 5 Recording Fee: \$38.00

I hereby certify that this instrument was FILED on the date and time stamped hereon and RECORDED in the OFFICIAL PUBLIC RECORDS of Brazoria County, Texas.



A handwritten signature in black ink, appearing to read "Joyce Hudman".

Joyce Hudman, County Clerk
Brazoria County, Texas

ANY PROVISION CONTAINED IN ANY DOCUMENT WHICH RESTRICTS THE SALE, RENTAL, OR USE OF THE REAL PROPERTY DESCRIBED THEREIN BECAUSE OF RACE OR COLOR IS INVALID UNDER FEDERAL LAW AND IS UNENFORCEABLE.

DO NOT DESTROY - Warning, this document is part of the Official Public Record.

cclerk-carla