

**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 #16, Maintenance and Repairs Responsibility**", 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 9<sup>th</sup> day of August, 2016.

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

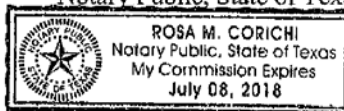
STATE OF TEXAS                                 §  
    §  
 COUNTY OF BRAZORIA                         §

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 9<sup>th</sup> day of August, 2016.

*Rosa M. Corichi*  
 Notary Public, State of Texas

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



COUNTRY GROVE COMMUNITY ASSOCIATION, INC.  
3119 FLOWER FIELD LANE  
PEARLAND, TEXAS 77584

POLICY BULLETIN CERTIFICATION FORM

APPROVED BY BOARD OF DIRECTORS 9/28/2015

**CERTIFICATION**

"I, the undersigned, being the President of the Country Grove Community Association, Inc., hereby certify that the foregoing Policy Bulletin was adopted by at least a majority of the Country Grove Community Association, Inc.'s Board of Directors."

By: Harold H. Wise, President

Print Name: Harold H. Wise

**ACKNOWLEDGEMENT**

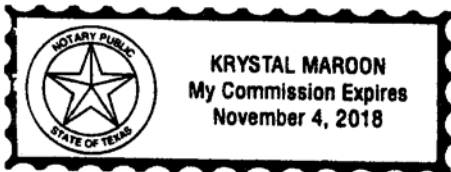
STATE OF TEXAS }

COUNTY OF BRAZORIA }

BEFORE ME, the undersigned authority, on this day personally appeared

Harold H. Wise, President of the Country Grove 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 26<sup>th</sup> day of April, 2016.



Krystal Maroon  
Notary Public, State of Texas

FILED WITH BRAZORIA COUNTY CLERK  
 COUNTRY GROVE COMMUNITY ASSOCIATION, INC.  
 3119 FLOWER FIELD LANE  
 PEARLAND, TEXAS 77584

POLICY BULLETIN #16  
 MAINTENANCE AND REPAIRS RESPONSIBIITY

APPROVED BY BOARD OF DIRECTORS 4/25/2016

**NOTE: THIS IS NOT INTENDED TO BE AN ALL-INCLUSIVE LIST OF EVERY POSSIBILITY**

- |    |   |  |
|----|---|--|
| 1  | <p><b>INTERIOR OF STRUCTURE:</b><br/>                 Everything inside,<br/>                 Including rafters, skylights, solar tubes,<br/>                 and heater, dryer, water heater, plumbing<br/>                 etc. vents protruding through the roof or<br/>                 sides of the structure except as noted under<br/>                 roof repairs/replacement.</p> <p>Added on enclosed porches and screed-in<br/>                 Porches</p>   | <p><b>HOMEOWNER</b></p> <p><b>HOMEOWNER</b></p>  |
| 2  | <p><b>EXTERIOR OF STRUCTURE:</b><br/>                 Windows and Shutters<br/>                 Front, rear, side, storm, and garage doors<br/>                 Driveways, curbs, and sidewalks<br/>                 Patio and Porch Slabs<br/>                 Exterior wood, wood siding and brick work<br/>                 Exterior Lights<br/>                 Rain Gutters and Downspouts<br/>                     <b>NOTE: Rain gutters/downspouts are<br/>                     cleaned out once a year in February<br/>                     Additional Cleanings</b><br/>                 Eaves and Soffits, Including Any Screening on Soffits<br/>                 Chimney<br/>                 Air Conditioner/Generator<br/>                 Foundation Problems<br/>                 Fence Behind Town Homes on West Country Meadows Ln<br/>                 Security Wall/Fence East &amp; West Country Grove Circle<br/>                 Fences on Apple Blossom Drive<br/> <br/>                 Obtain CPMCA Architectural Control Committee<br/>                 for all exterior changes or projects</p> | <p><b>HOMEOWNER</b><br/> <b>HOMEOWNER</b><br/> <b>HOMEOWNER</b><br/> <b>HOMEOWNER</b><br/> <b>HOMEOWNER</b><br/> <b>HOMEOWNER</b><br/> <b>CGCA</b><br/> <br/> <b>HOMEOWNER</b><br/> <b>HOMEOWNER</b><br/> <b>HOMEOWNER</b><br/> <b>HOMEOWNER</b><br/> <b>CPMCA</b><br/> <b>CITY OF PEARLAND</b><br/> <b>CONTACT CPMCA</b><br/> <b>FOR INFO</b><br/> <b>HOMEOWNER</b></p> |
| 3  | <p><b>EXTERIOR DRAINAGE:</b><br/>                 Sewer Lines<br/>                 Drainage Problems<br/>                 French Drain System on Apple Blossom<br/>                 Street Gutters: Homeowners are primarily<br/>                     responsible for removing debris, leaves and<br/>                     mud Occasionally, the City of Pearland<br/>                     street sweeper comes through. Also,<br/>                     ground contractor personnel blow dry<br/>                     leaves out of the gutter, however, they only<br/>                     are here 42 times a year.</p>   | <p><b>HOMEOWNER</b><br/> <b>HOMEOWNER</b><br/> <b>HOMEOWNER\</b><br/> <b>HOMEOWNER\</b></p>  |
| 4. | <p><b>TERMITE AND OTHER PEST CONTROL</b></p>  | <p><b>HOMEOWNER</b></p>  |

FILED WITH BRAZORIA COUNTY CLERK  
 COUNTRY GROVE COMMUNITY ASSOCIATION, INC.  
 3119 FLOWER FIELD LANE  
 PEARLAND, TEXAS 77584

POLICY BULLETIN #16  
 MAINTENANCE AND REPAIRS RESPONSIBILITY

APPROVED BY BOARD OF DIRECTORS 4/25/2016

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|----|---|--|
| 5, | <p><b>PERSONAL ITEMS ON PATIOS, DRIVEWAYS, SIDEWALKS AND YARDS</b></p> <p>Includes, but is not limited to flowers and bushes planted by the homeowner, bird baths, rain gauges, decorative stoneware, statues, lawn furniture, barbeques, sleeves for flags, etc.</p>   | <b>HOMEOWNER</b>   |
| 6  | <p><b>TREE TRIMMING</b></p> <p>Tree trimming is done in the front, rear and side yards of the units on a three year cyclical basis on large trees such as oak, elm and pine.</p> <p>Tree trimming to Crepe Myrtle, Magnolia, ornamental, and fruit trees is only done to protect the roof and structure,</p> <p>Minor trimming also may be done at any time, as needed, to protect the roofs.</p> <p>Additional tree trimming may be done at any time by homeowners at their expense.</p> | <p><b>CGCA</b></p> <p><b>CGCA</b></p> <p><b>CGCA</b></p> <p><b>HOMEOWNER</b></p> |
| 7  | <p><b>TREE REMOVAL</b></p> <p>Removal of dead, dying or diseased trees is based on the recommendation of a professional arborist. The tree stump will be removed, and sod will be installed.</p> <p>A homeowner may have a tree removed at their own expense. The stump and root system must be ground out at least six inches below the surface of the ground. The hole must be filled and covered with sod unless a new tree is planted or new landscaping is planted.</p>              | <p><b>CGCA</b></p> <p><b>HOMEOWNER</b></p>                                       |
| 8  | <p><b>NEW OR REPLACEMENT TREES</b></p> <p>The CGCA does not plant new or replacement trees on a homeowner's property.</p> <p>Removal and replacement of trees in the common areas is the responsibility of the CPMCA.</p>   | <p><b>HOMEOWNER</b></p> <p><b>CPMCA</b></p>                                      |

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|----|--|------------------|
| 9  | <p><b>EXTERIOR PAINTING</b><br/>                 Exterior painting on a five year cycle including garage doors, front and rear painted doors and preparation and excludes repair or replacement of structural members.</p>   | <b>CGCA</b>      |
|    | <p>Stained doors, storm doors and screen doors</p>   | <b>HOMEOWNER</b> |
|    | <p>Exterior of enclosed porches or patios which are painted with existing approved exterior paint color</p>  | <b>CGCA</b>      |
| 10 | <p><b>ROOF REPAIRS AND REPLACEMENT</b><br/>                 Roofs are repaired and replaced as needed due to normal wear-and-tear. The roof includes shingles, plywood under the shingles, ridge vents and the portion of roof vents from the roof up.</p>   | <b>CGCA</b>      |
|    | <p>Roof repairs and replacement due to major storms such as hurricanes and tropical storms.</p>  | <b>HOMEOWNER</b> |
| 11 | <p><b>GROUNDS CARE</b><br/>                 Normal services provided by grounds contractors to turf areas and planted areas include the following items: mow, edge, trim, blow, weed flower beds and cleanup. These services are provided regardless of the existing condition of your turf which may be grass, dirt, weeds or a mixture of grass, dirt and weeds.</p> | <b>CGCA</b>      |
|    | <p>The following services also are included in the grounds contract: pruning and trimming of shrubbery, tree canopy maintenance, weed control in spray lines, debris removal, fertilization of turf and shrub areas, fire ant control, replacement of dead shrubs and plants in front and side yards..</p>   | <b>CGCA</b>      |
|    | <p>The following services are not provided by the contractor to the homeowner as they would be an extra cost to the CGCA: new turf (sod) turf aeration, dethatching, soil additions, mulch, and insect control.</p>  | <b>HOMEOWNER</b> |
|    | <p>Maintenance and replacement of flowers planted by the homeowner.</p>  | <b>HOMEOWNER</b> |

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**IRRIGATION SYSTEM**

Maintenance and Repair of Irrigation System

**CGCA**

Homeowners are to notify the CGCA immediately if they think water from a sprinkler is causing damage to the structure. The CGCA will adjust or repair the system if necessary. However, repairs to the structure are homeowner responsibility.

**HOMEOWNER\**

The irrigation system is designed to provide enough water for turf and shrubs, but not for flowers. Additional watering is needed for flowers.

**HOMEOWNER**

The irrigation system does not provide enough water during hot, dry weather to prevent cracks in the turf around the foundation of the structure. Extra watering may be needed to keep the turf wet.

**HOMEOWNER**

For any exterior projects that affect the irrigation system, the homeowner is responsible for the cost of relocation of lines, valves or other parts of the irrigation system, and for the proper functioning of the irrigation system upon completion of the project.

**HOMEOWNER**

## FILED and RECORDED

Instrument Number: 2016038041

Filing and Recording Date: 08/10/2016 03:53:15 PM Pages: 7 Recording Fee: \$46.00

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".

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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-melissa