

PARKRIDGE COMMUNITY 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 applicable to the operation and utilization of property within the Parkridge, Section One subdivision in Harris County, Texas, according to the Plat or Map thereof recorded under Harris County Clerk's File No. F700589 and 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:

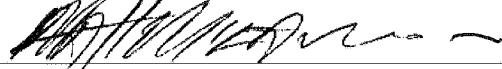
EXTERIOR MAINTENANCE GUIDELINES

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 discolored, faded, or bare areas or peeling paint, and all surfaces must be free of mildew. This includes all visible structures on the property, i.e. garage doors, wood siding, mailboxes, storage buildings, etc.
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. They must also be kept free of plant growth.
4. Roofs must be maintained in good repair with no missing or curling shingles.
5. All glass surfaces must be whole and kept clean and free of tape or other materials.
6. Garage doors must be undamaged and in good repair.
7. Fences and gates must be kept in good repair with no missing or broken pickets or leaning posts.
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.
10. There shall be no storage of items or debris in public view.
11. Mailboxes must be maintained in good repair.
12. Signs, with the exception of one small security company sign or one small sign during elections, are not permitted to be placed in public view.
13. Holiday décor may not be displayed more than four (4) weeks prior to a holiday and must be removed within the four (4) weeks following the holiday.
14. Trash cans shall be stored out of public view except on collection day and the evening prior to collection day (after 6pm).
15. 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 any item deemed unacceptable by the Board, shall be stored over a 12-hour period. Due to the restriction on operating a business from your home, tow trucks are not permitted.
16. Window air conditioning units are not allowed within public view.

Adopted this the 29<sup>th</sup> day of May, 2018, by at least a majority of the Board of Directors.

PARKRIDGE COMMUNITY ASSOCIATION

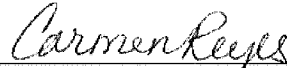
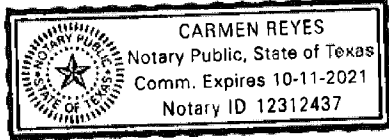


MATT MILAM, PRESIDENT

THE STATE OF TEXAS

COUNTY OF HARRIS

This instrument was acknowledged before me, on the 29 day of May, 2018, by Matt Milam, President of PARKRIDGE COMMUNITY ASSOCIATION



NOTARY PUBLIC IN AND FOR  
THE STATE OF TEXAS

**After recording return to:**  
Holt & Young P.C.  
9821 Katy Freeway, Suite 350  
Houston, Texas 77024

RP-2018-264620  
# Pages 3  
06/14/2018 11:37 AM  
e-Filed & e-Recorded in the  
Official Public Records of  
HARRIS COUNTY  
STAN STANART  
COUNTY CLERK  
Fees \$20.00

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

RP-2018-264620