

**SAN JULIO MANORS HOMEOWNERS 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;

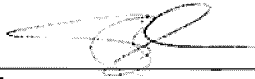
NOW THEREFORE, BE IT RESOLVED THAT: the following Exterior Maintenance Guidelines are hereby adopted:

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 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 and not allowed to sag or hang down.
4. Roofs must be maintained in good repair with no missing or curling shingles.
5. All glass surfaces must be whole.
6. Window treatments must be matching and in good repair.
7. Garage doors must be undamaged and in good repair.
8. Fences and gates must be kept in good repair with no missing or broken pickets.
9. Sidewalks, driveways and curbs must be clean and in good repair. Seams must be kept free of weeds.
10. Lawns must be kept mowed, edged, and weed free, flowerbeds must be kept free of weeds, and shrubs and trees must be kept trimmed.
11. There shall be no storage of items or debris in public view.
12. Trash cans shall not be on the street or at the end of driveway except on designated collection days.
13. No boats, trailers, campers, motorcycles, buses, tractors, recreational vehicles, inoperable vehicles, or any item deemed unacceptable by the Board, shall be stored in the subdivision for more than a 48-hour period.
14. No 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 are allowed within the subdivision.
15. Window air conditioning units are not permitted within public view.

Approved and adopted by at least the majority of Board of Directors on this 18 day of December, 2020.



President
San Julio Manor Homeowners Association, Inc.

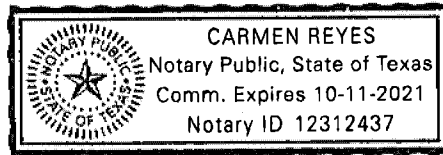
STATE OF TEXAS §
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COUNTY OF HARRIS §

Before me, the undersigned authority, on this day personally appeared Susan Pugh, President of San Julio Manor Homeowners Association, Inc., a Texas nonprofit corporation, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that he had executed the same as the act of said corporation for the purpose and consideration therein expressed, and in the capacity therein stated.

Given under my hand and seal of office this 18th day of December, 2020.

Carmen Reyes

Notary Public, State of Texas



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Pages 3
03/09/2021 01:18 PM
e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
TENESHIA HUDSPETH
COUNTY CLERK
Fees \$22.00

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.



Teneshia Hudspeth
COUNTY CLERK
HARRIS COUNTY, TEXAS

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