

SHADOWBRIAR COMMUNITY ASSOCIATION, INC.
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. Replacements must be done with full panels.
5. All glass surfaces must be whole.
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.
8. Sidewalks, driveways and curbs must be clean, level, 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. Bare and dying areas of lawn must be sodded.
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 any item deemed unacceptable by the Board, shall be stored over a 48-hour period.
14. Window air conditioning units and window fans are not to be allowed within public view.
15. Window coverings and windows itself must be kept in good repair.

RP-2018-510544

Adopted this the 18th day of October, 2018, by at least a majority of the Board of Directors.

SHADOWBRIAR COMMUNITY
ASSOCIATION, INC

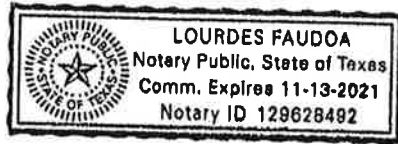


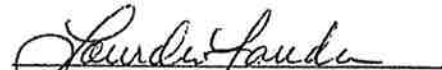
Secretary

THE STATE OF TEXAS

COUNTY OF HARRIS

This instrument was acknowledged before me, on the 18th day of October, 2018, by Bill Cockrell, Secretary of Shadowbriar Community Association, Inc.




NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS

RP-2018-510544

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Pages 3
11/09/2018 10:47 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