

CERTIFICATION

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Notice

STATE OF TEXAS

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COUNTY OF HARRIS

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

(1) I am an Agent for Westcreek Village Community Association, Inc., a Texas non-profit corporation;

(2) An Instrument titled: Westcreek Village Community Association Resolution Regarding Exterior Maintenance Guidelines", is attached hereto;

(3) The property affected by the said Instruments is described as, to wit:

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Copperfield Westcreek Village, Sections 1-7, and Sommerall West Sections 1 and 3, additions in Harris County, Texas, according to the maps or plats thereof, recorded in the Map Records of Harris County, Texas, under Volume 345, Page 86; Volume 346, Page 78; Volume 347, Page 7; Volume 347, Page 38; Volume 351, Page 107; Volume 349, Page 15; Volume 351, Page 144; Volume 326, Page 19; and Volume 332, Page 143; respectively, along with all amendments, supplements, replats and annexations;

(4) The attached Instrument is a true and correct copy of the original.

IN WITNESS WHEREOF, I have subscribed my name on this the 31 day of January, 2013.

By: *[Signature]*

Luke P. Tollett, Attorney for Westcreek Village Community Association, Inc.

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STATE OF TEXAS

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COUNTY OF HARRIS

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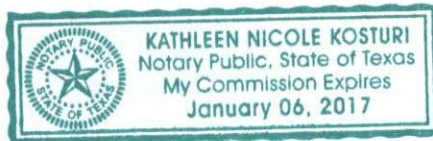
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BEFORE ME, the undersigned authority, on the day personally appeared Luke P. Tollett, Attorney for the Westcreek Village Community Association, Inc., and known by me to be the person whose name is subscribed to the foregoing document and being by me 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 31<sup>st</sup> day of January, 2013.

*[Signature]*  
Notary Public, State of Texas

After recording return to:  
HOLT & YOUNG, P.C.  
11200 Richmond Ave., Suite 450  
Houston, Texas 77082



RP 085-78-1392

WESTCREEK VILLAGE 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 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.
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. 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 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. Palm Trees must be trimmed and kept free of dead fronz.
11. All trees must be trimmed in an attractive manner and dead trees must be removed and replaced.
12. There shall be no storage of items or debris in public view.
13. Trash cans shall be stored out of public view except on collection day.
14. 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.
15. Window air conditioning units are not be allowed within public view.

Adopted this 23 day of January, 2013 by at least a majority of the Board of Directors.

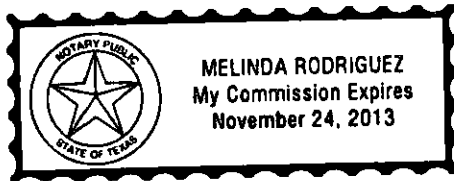
WESTCREEK VILLAGE COMMUNITY  
ASSOCIATION

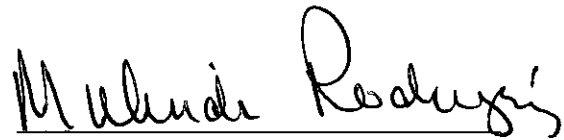
  
Secretary

THE STATE OF TEXAS

COUNTY OF HARRIS

This instrument was acknowledged before me, on the 23 day of January, 2013 by Thomas Salas, Secretary of Westcreek Village Community Association, Inc.



  
NOTARY PUBLIC IN AND FOR  
THE STATE OF TEXAS

**RECORDER'S MEMORANDUM:**  
At the time of recordation, this instrument was found to be inadequate for the best photographic reproduction because of illegibility, carbon or photo copy, discolored paper, etc. All blockouts, additions and changes were present at the time the instrument was filed and recorded.

REC-20-1394

FILED FOR RECORD  
8:00 AM

FEB -7 2013

*Star Stewart*  
County Clerk, Harris County, Texas

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 herein by me, and was duly RECORDED, in the Official Public Records of Real Property of Harris  
County, Texas.

FEB -7 2013



*Star Stewart*  
COUNTY CLERK  
HARRIS COUNTY, TEXAS

REC 085-78-1395