

**WHITE OAK RANCH SUBDIVISION HOMEOWNERS ASSOCIATION, INC.  
APPEARANCE AND MAINTENANCE GUIDELINES**

STATE OF TEXAS

KNOW ALL PERSONS BY THESE PRESENTS

COUNTY OF MONTGOMERY

WHEREAS, the WHITE OAK RANCH SUBDIVISION HOMEOWNERS ASSOCIATION, INC. (“Association”) is charged with administering and enforcing those certain covenants, conditions and restrictions contained in the recorded Declarations for the various sections of the community (referred to collectively as “Declarations”); and

WHEREAS, Section 204.010 of the Texas Property Code states that the Board of Directors may “regulate the use, maintenance, repair, replacement, modification, and appearance of the subdivision”

NOW, THEREFORE, the Board of Directors of the Association (“Board”) has determined that in the interest of ensuring the aesthetic appearance of the neighborhood, it is appropriate for the Association to adopt these guidelines related to general appearance and maintenance of properties within the White Oak Ranch subdivision.

**APPEARANCE AND MAINTENANCE GUIDELINES**

Structures, as used in this document, include, but are not limited to:

- House and all items attached to the house:
  - Light fixtures
  - Doors
  - Windows
  - Gutters
  - Exterior Walls and Their Components
  - Hose Reels
  - Awnings / Shades
  - Roof / Chimneys / Vents / Plumbing Stacks
  - Air Conditioner Components
  - Standby Generators
- Detached Structures (garages, etc)
- Pools
- Boat Docks
- Fences
- Mailboxes
- Sprinkler Systems
- Drainage Systems
- Landscape Lighting
- Walkways
- Driveways
- Curbs

Property Features as used in this document, include, but are not limited to:

- Trees
- Hedges
- Planting Beds
- Flag Poles
- Yard Decorations including seasonal decorations
- Grass / Ground Covering

APPEARANCE: In general, all structures and property features should be maintained in a manner such that the appearance is similar to the appearance that existed when the structure or property feature was first installed new. Understanding that time and the environment can impact the appearance of structures and property features, the Board may require property owners to make repairs in order to bring the appearance of the structure or property feature back to the appearance that existed when the structure or property feature was first installed new; or similar to new condition.

These guidelines are effective upon recordation in the Public Records of Montgomery County. Except as affected by these guidelines, all other provisions contained in the Declarations or other dedicatory instruments of the Association shall remain in full force and effect.

Approved and adopted by the Board on the 7<sup>th</sup> day of December 2021.

**White Oak Ranch Subdivision  
Homeowners Association, Inc.**

*Joy L Baker, Secretary*  
Joy Baker  
Secretary

SUBSCRIBED AND SWORN BEFORE ME  
THIS 30 DAY OF December, 2021

*Will Smith*  
\_\_\_\_\_  
NOTARY PUBLIC

