

WHITE OAK RANCH SUBDIVISION, SECTION 1 RESOLUTION ADOPTING A POLICY REGARDING YARD MAINTENANCE BOARD OF DIRECTOR'S POLICY #1

WHEREAS, the Declaration of Covenants, Conditions, and Restrictions for White Oak Ranch Subdivision, Section One ("Declaration") is filed of record under Montgomery County File No. 2001-062678 in the official Real Property records of the County Clerk's Office in Montgomery, County, Texas.

WHEREAS, the Declaration was amended on October 22, 2009 and the Amendment is filed of record under Montgomery County File No. 2009-104151 in the official Real Property records of the County Clerk's Office in Montgomery, County, Texas.

WHEREAS, Article IV, Section 21 of the Declaration states in part "[t]he Owners or occupants of all Lots shall at all times keep all weeds and grass thereon cut in a sanitary, healthful and attractive manner . . ."

WHEREAS, the Amendment to Article IV, Section 21 states in part "[a]ny vacant lot in the Subdivision may be maintained by entry upon said Lot by the Association or its employees or contractors to cause it to be maintained without liability to the Owner or the Association in trespass or otherwise. "Maintenance" in this paragraph shall mean, but is not limited to, causing to be cut such weeds and grass . . . The Association may charge the Owner of said Lot a reasonable fee for such maintenance as is necessary in the sole and complete discretion of the board."

WHEREAS, Section 201.010 (a) (6) of the Texas Property Code states that the Board of Directors may "regulate the use, maintenance, repair, replacement, modification, and appearance of the subdivision."

WHEREAS, the Board of Directors ("Board") desires to clarify the Declaration and Amendment by defining the terms used therein.

WHEREAS, the Board desires to define "maintain said Lot in a neat, attractive, healthful, and sanitary condition" by establishing the frequency a lot should be maintained depending on the time of year and the estimated growing rates.

WHEREAS, the Board desires to define "reasonable fee" by setting a dollar amount for the Association to cause a vacant lot to be mowed under this policy.

NOW THEREFORE, BE IT RESOLVED THAT: the following Policy Regarding Yard Maintenance is adopted to become effective on date stated below:



POLICY REGARDING YARD MAINTENANCE

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		Recommended	Period	may mow	
1-Jan	1-Mar	25 days	5 days	30 days	
2-Mar	15-May	12 days	3 days	15 days	
16-May	30-Sep	7 days	2 days	9 days	
1-Oct	15-Nov	12 days	3 days	15 days	
15-Nov	31-Dec	25 days	5 days	30 days	
wner is still r eat, attractive reasonable 75.00. After	responsible , healthful, fee for mov the year in	for the maintenar and sanitary cond wing the grass ar which this policy	nce, and is r lition." Id weeds or	required to "m a vacant lot , this fee may	aintain said Lot in a under this policy is be increased by the
 4. Each year the Board will send a copy of the mowing schedule as described in "1" above. At any point during the year and without further written notice from the Board to the lot owner, if the lot owner fails to mow or cause to be mowed his lot(s) according to the schedule, the Association has the option of mowing the lot and charging the costs of the mow to the lot owner as allowed by the Declaration and Amendment. 					
D this _ 🔾) th day o	of July		, 20	10.
		RANCH	HOMEOW By: Secreta		
	2-Mar 16-May 1-Oct 15-Nov a the event t wner is still r eat, attractive reasonable 75.00. After oard as is rea pon receipt. ach year the t any point d wner, if the chedule, the how to the lot	2-Mar 15-May 16-May 30-Sep 1-Oct 15-Nov 15-Nov 31-Dec a the event the growing wher is still responsible eat, attractive, healthful, reasonable fee for mov 75.00. After the year in oard as is reasonably new pon receipt. ach year the Board will so ach year the Board will so the any point during the year wher, if the lot owner fact chedule, the Association how to the lot owner as a D this D this day of the action of the solution of the solution the action of the solution of the solution the solution of the solution of the solution the solution of the solution of the solution of the solution the solution of the solution the solution of the sol	1-Jan1-Mar25 days2-Mar15-May12 days16-May30-Sep7 days1-Oet15-Nov12 days15-Nov31-Dec25 daysa the event the growing season differs fwner is still responsible for the maintenareat, attractive, healthful, and sanitary conda reasonable fee for mowing the grass an75.00.After the year in which this policyoard as is reasonably necessary for the setpon receipt.ach year the Board will send a copy of theach year the lot owner fails to mow or cachedule, the Association has the option ofnow to the lot owner as allowed by the De	1-Jan 1-Mar 25 days 5 days 2-Mar 15-May 12 days 3 days 16-May 30-Sep 7 days 2 days 1-Oct 15-Nov 12 days 3 days 15-Nov 31-Dec 25 days 3 days 15-Nov 31-Dec 25 days 5 days n the event the growing season differs from what tweet is still responsible for the maintenance, and is reasonable fee for mowing the grass and weeds or 75.00. After the year in which this policy is adopted oard as is reasonably necessary for the services. The pon receipt. ach year the Board will send a copy of the mowing set t any point during the year and without further writter where, if the lot owner fails to mow or cause to be rehedule, the Association has the option of mowing the own to the lot owner as allowed by the Declaration an D this 20 ^{cm} day of 14 WHITE O. WHITE O. WHITE O. WHITE O.	1-Jan 1-Mar 25 days 5 days 30 days 2-Mar 15-May 12 days 3 days 15 days 16-May 30-Sep 7 days 2 days 9 days 1-Oct 15-Nov 12 days 3 days 15 days 1-Oct 15-Nov 12 days 3 days 15 days 15-Nov 31-Dec 25 days 5 days 30 days 15-Nov 31-Dec 25 days 30 days 30 days 15-Nov 31-Dec 25 days 30 days 30 days 15-Nov 31-Dec 25 days 30 days 30 days 15-Nov nearchitelitelitelitelitelitelitelitelitelitel

1. The following mowing schedule sets the minimum requirements for maintaining a lot in a "neat, attractive, healthful and sanitary condition."

Grace

Association

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STATE OF TEXAS §
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COUNTY OF MONTGOMERY §
THIS INSTRUMENT was acknowledged before me on this the <u>9th</u> day of <u>AUGUST</u> , 2010, by the said <u><u>RICHARD</u> RES</u> ,
AUGUST, 2010, by the said <u></u>
Secretary of white Oak Kanen Subdivision Homeowners Association, Inc., a Texas non-profit
corporation, on behalf of said corporation.
ANGELA K. CONLEY & Angela, Y. Conley
ANGELA K. CONLEY Notary Public STATE OF TEXAS NOTARY PUBLIC
My Comm. Exp. 07-17-11 STATE OF TEXAS
My Comm. Exp. 07-17-11 STATE OF TEXAS
After Recording Return To:
Daughtry & Jordan, P.C.
17044 El Camino Real
Houston, Texas 77058
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Doc# 2010069667

FILED FOR RECORD 08/09/2010 2:18PM Mark Junber

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COUNTY CLERK MONTGOMERY COUNTY, TEXAS

STATE OF TEXAS COUNTY OF MONTGOMERY I hereby certify 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 Montgomery County, Texas.

08/09/2010

ant County Clerk Montgomery County, Texas