



LT1-1-2010069667-1

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**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:



LT2-4

POLICY REGARDING YARD MAINTENANCE

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

		Recommended	Grace Period	Association 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

- In the event the growing season differs from what the board has determined, the lot owner is still responsible for the maintenance, and is required to "maintain said Lot in a neat, attractive, healthful, and sanitary condition."
- A reasonable fee for mowing the grass and weeds on a vacant lot under this policy is \$75.00. After the year in which this policy is adopted, this fee may be increased by the Board as is reasonably necessary for the services. The invoice for this service is payable upon receipt.
- 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.

ADOPTED this 20th day of July, 20 10.



WHITE OAK RANCH SUBDIVISION
HOMEOWNERS ASSOCIATION, INC.

By: [Signature]
Secretary

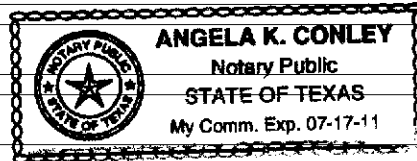
Print Name: Richard D. Rees

STATE OF TEXAS

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COUNTY OF MONTGOMERY

THIS INSTRUMENT was acknowledged before me on this the 9th day of AUGUST, 2010, by the said RICHARD REES, Secretary of White Oak Ranch Subdivision Homeowners Association, Inc., a Texas non-profit corporation, on behalf of said corporation.

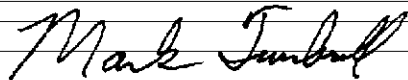


Angela K. Conley
NOTARY PUBLIC
STATE OF TEXAS

After Recording Return To:
Daughtry & Jordan, P.C.
17044 El Camino Real
Houston, Texas 77058

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08/09/2010 2:18PM

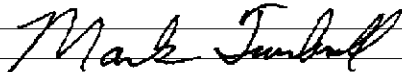


COUNTY CLERK
MONTGOMERY COUNTY, TEXAS

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



County Clerk
Montgomery County, Texas