



**CERTIFICATE OF CORPORATE RESOLUTION OF
BOARD OF DIRECTORS**

SETTLER'S PARK HOMEOWNERS ASSOCIATION

**RESOLUTION ESTABLISHING
EXTERIOR MAINTENANCE GUIDELINES**

The undersigned duly authorized Officer of **SETTLER'S PARK HOMEOWNERS ASSOCIATION**, a Texas non-profit corporation (the "Association"), does hereby certify, that at a regular meeting of the Board of Directors of the Association held on May 21, 2015 with at least a majority of the Board of Directors being present, the following Resolution, establishing **EXTERIOR MAINTENANCE GUIDELINES** was adopted, made and approved by the Board of Directors:

[Capitalized terms have the same meaning as set forth in the Declaration]

WHEREAS, pursuant to that certain (i) "Declaration of Covenants, Conditions, and Restrictions (for) **SETTLER'S PARK HOMEOWNERS ASSOCIATION**", recorded in Volume 754, Page 646 et seq. of the Deed Records of Fort Bend County, Texas; (ii) "Declaration of Covenants, Conditions, and Restrictions (for) **SETTLER'S PARK SECTION TWO (2)**", recorded in Volume 983, Page 163, et seq. of the Deed Records of Fort Bend County, Texas; (iii) "Declaration of Covenants, Conditions, and Restrictions (for) **SETTLER'S PARK SECTION THREE (3)**", recorded in Volume 983, Page 132, et seq. of the Deed Records of Fort Bend County, Texas; (iv) "Declaration of Covenants, Conditions, and Restrictions (for) **SETTLER'S PARK SECTION FOUR (4)**", recorded in Volume 1078, Page 330, et seq. of the Deed Records of Fort Bend County, Texas; (v) "Declaration of Covenants, Conditions, and Restrictions (for) **SETTLER'S PARK SECTION FIVE (5)**", recorded under County Clerk's File No. 2005074576, et seq. of the Deed Records of Fort Bend County, Texas, as modified by that certain "Ratification of Declaration of Covenants, Conditions, and Restrictions" recorded under County Clerk's File No. 2006031158; (vi) "Declaration of Covenants, Conditions, and Restrictions (for) **SETTLER'S GROVE SECTION ONE (1)**", recorded in Volume 1079, Page 509, et seq. of the Deed Records of Fort Bend County, Texas; and any and all amendments to the foregoing (the foregoing described Declarations, amendments, and/or modifications constituting the "Declaration" herein), the Association is responsible, among other responsibilities, for the administration of the Common Areas owned by the Association, the enforcement of the restrictive covenants, and the rules and regulations within and affecting **SETTLER'S PARK SECTION ONE (1), SETTLER'S PARK SECTION TWO (2), SETTLER'S PARK SECTION THREE (3); SETTLER'S PARK SECTION FOUR (4), SETTLER'S PARK SECTION FIVE (5), AND SETTLER'S GROVE SECTION ONE (1)**, (collectively, the "Property" and/or "Subdivision" herein); and

WHEREAS, without limitation, Section 204.010(a) of the Texas Property Code expressly vests in the Association, acting through its Board of Directors, the authority and right to "regulate the use, maintenance, repair, replacement, modification, and appearance

of the subdivision"; and

WHEREAS, the Board of Directors has deemed it necessary and desirable to adopt a resolution establishing **EXTERIOR MAINTENANCE GUIDELINES** to help maintain the attractiveness of the Subdivision and thereby support the upkeep of property values within the Subdivision;

NOW THEREFORE, BE IT RESOLVED, that the Board of Directors hereby adopts the following **EXTERIOR MAINTENANCE GUIDELINES**, to be effective immediately, and enforceable upon the recordation of such policy as a dedicatory instrument in the Real Property Records of Fort Bend County, Texas, in accordance with Section 202.006 of the Texas Property Code.

FURTHER RESOLVED, that formal notice is hereby given to all existing Owners of Lots in the Subdivision and all prospective and/or future Owners of Lots in the Subdivision of the following Policy of the Association, governing **EXTERIOR MAINTENANCE GUIDELINES**:

EXTERIOR MAINTENANCE GUIDELINES

All improvements on a Lot must be maintained in a state of good repair and shall not be allowed to deteriorate. Maintenance and repairs shall include, but not be limited to, the following:

1. All yards must be maintained on a regular basis, which includes mowing, edging, and weed removal (including any flower beds). Expansion joints in concrete driveways and sidewalks must be kept free of grass and weeds.
2. Shrubs and Trees must be kept trimmed and maintained in an attractive condition. Trees must be trimmed and tree canopies must meet all municipal code requirements: tree canopies shall be kept trimmed at least eight feet (8') over any sidewalk; and at least twelve feet (12') over any street.
3. The exteriors of all residences and improvements on all Lots must be maintained at all times in a neat and attractive condition. All exterior painted surfaces, including garage doors and exterior front doors, must be clean and smooth with no unpainted or bare areas, or peeling paint, or faded paint. Further, all exterior surfaces must be kept free of mold or mildew. All rotted and/or damaged siding, trim, and fascia must be repaired or replaced and any damaged brickwork repaired. Gutters and downspouts must be maintained and kept in good repair, properly attached, and not allowed to sag or hang down. Roofs must be maintained in good repair with no missing or curling shingles. All glass surfaces must be whole with no cracks, or broke or missing window panes. Any broken or cracked glass windows must be promptly replaced. Garage doors must be maintained in good repair. Any damage to a garage door must be promptly repaired. Any garage door which has been so damaged or deteriorated to the condition that it cannot be repaired must be promptly replaced. Sidewalks, driveways, and curbs must be maintained and kept in a clean and attractive condition. Any damage to the sidewalks and driveways must be

promptly repaired. Mailboxes must be maintained in good condition and repair. This includes maintaining such mailboxes in an upright position, and (i) if the support is wood, properly painted with no peeling paint; and (ii) if metal, kept rust free and properly painted with no peeling paint.

4. Fences and gates must be kept in good repair. Any broken or missing pickets must be replaced. Any fence that is leaning must be repaired or replaced so that same is in an upright position.

5. Basketball goals must be kept in good repair and in an upright position. Backboards must be kept clean, with no evidence of rust, and with no peeling paint. Any torn or missing nets must be repaired or replaced.

6. Other than basketball goals, no other sports equipment shall be permitted to be erected in the front yard of any residence. Further, no items such as play structures, picnic tables and/or barbeque grills shall be stored in front of any residence.

7. No stored items, construction debris or trash may be in public view at any time, unless it is left at the curb on designated trash pick-up days only. No oversized or heavy trash items such as furniture, appliances, or construction materials may be placed at the curb unless the Owners/resident has contacted the trash removal service provider and obtained confirmation that such oversized items will be removed, and/or the Owner/resident has independently contracted with a contractor to remove such items. In no event shall any such over-sized items be placed at the curb for more than two (2) business days pending their pick-up and removal. Shrub trimmings and tree limb trimmings left out for pick-up must be cut and properly bundled.

8. Trash cans or trash containers must be stored out of public view on non-pick up trash days. As of the date of this policy, trash days are as follows:

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| (i) Regular trash pick-up days: | Tuesdays and Fridays |
| (ii) Recycling and green waste
(limbs and lawn clippings) pick up days: | Tuesdays |
| (iii) Heavy trash pick-up days: | Second Tuesdays |

The City of Sugar Land will provide notice to owners of any change in the schedules set forth above.

9. No window air-conditioning units visible from the street shall be permitted.

10. No boats, trailers, recreational vehicles, campers, or commercial vehicles shall be permitted to be parked within the community longer than twelve (12) hours.

11. No inoperable vehicles may be placed or allowed to remain in public view. Inoperable vehicles shall include, without limitation, vehicles with broken or missing glass, flat or missing tires, vehicles with visible material damage due to collision which have rendered the vehicle inoperable, or vehicles on jacks or blocks).

NOTE: As a reminder, all exterior modifications require prior written Board of Director approval and authorization. Please contact the Association's managing agent to obtain the proper architectural control committee application form(s) to submit such requests for such review, together with submission instructions.

Executed as of the date of the Acknowledgment shown below, effective for all purposes the date of the adoption of the Policy as set forth hereinabove.

**SETTLER'S PARK HOMEOWNERS
ASSOCIATION,**
a Texas non-profit corporation

By: [Signature]
(Signature)

Bonnie Finnigan
(Name Printed)

Its: President
(Title)

STATE OF TEXAS §
 §
COUNTY OF HARRIS §

This instrument was acknowledged before me on this 21 day of May 2015 by Bonnie Finnigan PRESIDENT of SETTLER'S PARK HOMEOWNERS ASSOCIATION, a Texas corporation, on behalf of said corporation.

[Signature]
Notary Public - State of Texas



RECORD AND RETURN TO:
Frank, Elmore, Lievens,
Chesney & Turet, L.L.P.
Attn: Richard C. Lievens
9225 Katy Freeway Suite 250
Houston, Texas 77024

Return to:
FRANK ELMORE LIEVENS CHESNEY & TURET LLP
9225 KATY FWY STE 250
HOUSTON TX 77024-1564

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Laura Richard

Laura Richard, County Clerk
Fort Bend County, Texas

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