

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;

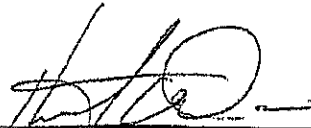
NOW THEREFORE, BE IT RESOLVED THAT: the following Exterior Maintenance Guidelines are hereby adopted:

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 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.
8. Sidewalks, driveways and curbs must be clean and undamaged. Seams must be kept free of weeds.
9. Lawns must be kept mowed, edged, and weed free, flower beds must be kept free of weeds, and shrubs and trees must be kept trimmed.
10. There shall be no storage of clutter and debris in public view.
11. Mailboxes must be maintained in good repair.
12. Inoperable or unused vehicles shall not be stored in public view.

Adopted this 21st day of February, 2000.


President

Prepared in the Law Office of
Mieszkuć, Daughtry & Scott, P.C.

RECORDED & MEMORANDUM
ALL ENTRIES, ADDITIONS AND CHANGES
WERE PRESENT AT THE TIME THE INSTRUMENT
WAS FILED AND RECORDED

55-50-1443

ANY PROVISION HEREIN WHICH RESTRICTS THE SALE, RENTAL, OR USE OF THE DESCRIBED REAL
PROPERTY BECAUSE OF COLOR OR RACE IS VOID 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
indicated herein by me and was duly RECORDED, in the Official Public Records of Real Property of Harris
County, Texas on

JUN 11 2002



Beverly L. Kayman

COUNTY CLERK
HARRIS COUNTY, TEXAS

V861802

Notice

ADDITIONAL INSTRUMENTS
for
KENSWICK HOMEOWNERS' ASSOCIATION

THE STATE OF TEXAS

§

06/11/02 201805074 V861802

\$13.00

COUNTY OF HARRIS

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BEFORE ME, the undersigned authority, on this day personally appeared STACY L. SMITH, who, being by me first duly sworn, states on oath the following:

"My name is STACY L. SMITH, I am over twenty-one (21) years of age, of sound mind, capable of making this affidavit, authorized to make this affidavit, and personally acquainted with the facts herein stated:

"I am the Managing Agent for KENSWICK HOMEOWNERS' ASSOCIATION. Pursuant with Section 202.006 of the Texas Property Code, the attached Resolution Regarding Exterior Maintenance Guidelines is a copy of the original official document from the Association's files."

DATED this 6th day of June, 2002.

KENSWICK HOMEOWNERS' ASSOCIATION

*JK
ML*

BY: *Stacy L. Smith*
STACY L. SMITH, Managing Agent

SUBSCRIBED AND SWORN TO BEFORE ME by the said STACY L. SMITH on this 6th day of June, 2002.

Janel Mitchell
NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS

FILE FOR RECORD
8:00 AM

JUN 11 2002

Carolyn L. Hayden
County Clerk, Harris County, Texas



THE STATE OF TEXAS §

COUNTY OF HARRIS §

THIS INSTRUMENT was acknowledged before me on this the 24th day of June, 2002, by STACY L. SMITH, Managing Agent for KENSWICK HOMEOWNERS' ASSOCIATION, a Texas non-profit corporation, on behalf of said corporation.

Janel Mitchell
NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS

After recording return to:

DAUGHTRY & SCOTT
17044 El Camino Real
Houston, Texas 77058



2002 JUN 24 10:30 AM