

NORTHMEAD VILLAGE COMMUNITY ASSOCIATION, INC.
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. Trash cans shall be stored out of public view except on collection day.

Adopted this 25th day of June, 2003, by at least a majority of the Board of Directors.

NORTHMEAD VILLAGE COMMUNITY
ASSOCIATION, INC.

Joanne McIntyre
Secretary

THE STATE OF TEXAS §

COUNTY OF HARRIS §

This instrument was acknowledged before me, on the 25th day of June, 2003, by Joanne McIntyre, Secretary of Northmead Village Community Association, Inc.



C.A. Todd
NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS

2003 JUN 25 10:05 AM

RECORDERS MEMORANDUM
AT THE TIME OF RECORDATION, THIS INSTRUMENT WAS FOUND TO BE INADEQUATE FOR THE BEST PHOTOGRAPHIC REPRODUCTION BECAUSE OF ILLEGIBILITY, CARBON OR PHOTO COPY, DISCOLORED PAPER, ETC.

ANY PROVISION HEREIN WHICH RESTRICTS THE SALE, RENTAL, OR USE OF THE DESCRIBED REAL PROPERTY BECAUSE OF COLOR OR RACE IS INVALID 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 stamped hereon by me; and was duly RECORDED. In the Official Public Records of Real Property of Harris County, Texas on

JUL 11 2003



Dorely B. Kaufman
COUNTY CLERK
HARRIS COUNTY, TEXAS