CLEAR CREEK FOREST SUBDIVISION, SECTION 13,

PROPERTY OWNERS' ASSOCIATION, INC.

REGULATION OF MAINTENANCE AND APPERANCE OF SUBDIVISION

STATE OF TEXAS §
§
COUNTY OF MONTGOMERY §

WHEREAS, Clear Creek Forest Subdivision, Section 13, Property Owners' Association, Inc., a Texas nonprofit corporation, (the "Association"), is the governing entity for Clear Creek Forest, Section 13, an addition in Montgomery County, Texas, according to the map or plat thereof, recorded in the Map Records of Montgomery County, Texas, under Cabinet E, Sheet 186B, along with any amendments, supplements and replats thereto (the "Subdivision"); and

WHEREAS, the Subdivision is governed by the Restrictions for Clear Creek Forest Subdivision Section 13, recorded in the Real Property Records of Montgomery County, Texas, under Clerk's File No. 8731369, along with any amendments and supplements thereto (the "Restrictions"); and

WHEREAS, the Restrictions provide that the Subdivision includes the platted Reserves, and that Reserves A, B, D, and E, are subject to the authority of the Restrictions; and

WHEREAS, Section 204.010(a)(6) of the Texas Property Code, provides that the Association, through its board of directors, may regulate the use, maintenance, repair, replacement, modification, and appearance of the Subdivision; and

WHEREAS, the Association desires to adopt uniform regulations regarding the maintenance and appearance of the Subdivision, including all Lots and Reserves subject to the authority of the Restrictions and the Association; and

NOW THEREFORE, pursuant to the foregoing, and as evidenced by the Certification hereto, the Association, through its board of directors, hereby adopts, establishes, and imposes on the Subdivision, the following regulations:

1) **Owners of all Lots and Reserves subject to the Restrictions, shall at all times, maintain their property in a clean, neat and attractive appearance, as determined by the board of directors, in its sole discretion, including, but not limited to the following:**

   - **Mow, edge and weed all landscaped areas, and regularly trim all trees, shrubs, bushes and other landscaping on the property.**

   - **Keep the property clear of all trash, debris, rubbish, clippings, trimmings and other yard waste, equipment, boxes, materials, and other items deemed unsightly by the board of directors, in its sole discretion.**

2) **Owners of all Lots and Reserves subject to the Restrictions, shall at all times, maintain all dwellings and structures located on his/her Lot in good condition, as determined by the board of directors, in its sole discretion, including, but not limited to the following:**

- **Paint the exterior of all dwellings and structures, so that the paint is not faded or chipped, and clean the exterior of all mildew and mold.**

- **Repair, maintain and replace fence boards that are broken, bent, warped or otherwise in need of repair.**

- **Paint, repair, maintain or replace garage doors which are dented, damaged, faded or otherwise in need of repair.**

- **Repair, replace or maintain damaged, broken or missing surfaces of all dwellings.**

- **Clean hard surfaces, such as parking lots, driveways and walkways to prevent an unsightly appearance.**

CERTIFICATION

"I, the undersigned, being President of Clear Creek Forest Subdivision, Section 13, Property Owners' Association, Inc., hereby certify that the foregoing instrument was approved by at least a majority of the Association's board of directors at an open meeting of the board of directors, properly noticed to members, at which a quorum was present."

By: _____

Print Name: Joe Mitchell

STATE OF TEXAS §
§
COUNTY OF HARRIS §

BEFORE ME, the undersigned notary public, on this day personally appeared Joe Mitchell, the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same for the purpose in the capacity and with the authority therein expressed, as the act and deed of the corporation.

SUBSCRIBED AND SWORN TO BEFORE ME on this the 20 day of September, 2016, to certify which witness my hand and official seal.

_____
Notary Public for the State of Texas

AFTER RECORDING RETURN TO:
Holt & Young, P.C.
9821 Katy Freeway, Suite 350
Houston, Texas 77024

JENNIFER ISAACS THOMAS
MY COMMISSION EXPIRES
JULY 17, 2018

Doc #: 2016085843
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E-FILED FOR RECORD
09/22/2016 10:42AM

COUNTY CLERK
MONTGOMERY COUNTY, TEXAS

STATE OF TEXAS,
COUNTY OF MONTGOMERY
I hereby certify that this instrument was e-filed in the file number sequence on the date and time stamped herein by me and was duly e-RECORDED in the Official Public Records of Montgomery County, Texas.

09/22/2016

County Clerk
Montgomery County, Texas