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Notice
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**LEAWOODS HOMEOWNERS 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 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.

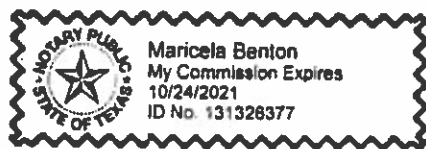
Adopted this 09 day of September, 2016.

**LEAWOODS
HOMEOWNERS ASSOCIATION,
INC.**

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Tom Tran
Secretary

THIS INSTRUMENT was acknowledged before me on this the 16 day of October 2017, by the said TOM TRAN, Secretary of **LEAWOODS HOMEOWNERS ASSOCIATION, INC.**, a Texas non-profit organization, on behalf of said corporation.



Maricela Benton
NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS

Please return to: W
Tri Tran 3306 Lily Pond Ct.
Missouri City TX 77459

FILED FOR RECORD

9:12:40 AM

Friday, November 17, 2017

Stan Stewart

COUNTY CLERK, HARRIS COUNTY, TEXAS

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

Friday, November 17, 2017



Stan Stewart
COUNTY CLERK
HARRIS COUNTY, TEXAS