

AFFIDAVIT FOR FILING DEDICATORY INSTRUMENTS

STATE OF TEXAS)
)
COUNTY OF BRAZORIA)

KNOW ALL BY THESE PRESENTS:

WHEREAS section 202.006 of the Texas Property Code requires that a property owners' association file its dedicatory instruments in the real property records of the county in which the property is located, and

WHEREAS the Palm Crest Property Owners Association is a property owners' association as the term is defined in the Texas Property Code and has property located in Brazoria County, Texas,

NOW THEREFORE, true copies of the following dedicatory instruments of the Palm Crest Property Owners Association which have not been previously filed in the public records of Brazoria County are attached hereto, including:

YARD & LOT MAINTENANCE POLICY Approved & Effective January 14, 2020

FURTHER, other dedicatory instruments of the Palm Crest Property Owners Association have already been filed in the public records of Brazoria County and these documents supplement the previously filed documents.

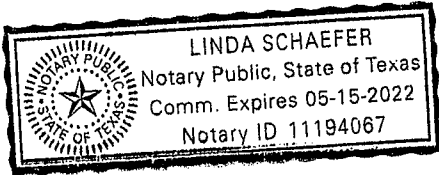
SIGNED on this 4th day of February, 2020.

Signature: *Susan Gonzales*
By: Susan Gonzales
Title: CKM Property Management, Managing Agent for Palm Crest Property Owners Association

STATE OF TEXAS)
)
COUNTY OF BRAZORIA)

This instrument was acknowledged before me on this 4th day of February, 2020 by Susan Gonzales.

Signature: *Linda Schaefer*
By: Linda Schaefer
Title: Notary in and for the State of Texas
My commission expires on 05/15/22



Return to: C.K.M. Property Management, Inc.
P.O. Box 160
Tomball, TX 77377-0160

RECORDER'S 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. All blockouts, additions and changes were present at the time the instrument was filed and recorded.



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Palm Crest Property Owners Association Yard & Lot Maintenance Policy

In order to minimize the potential for property lots to become a menace to public health, safety and welfare or otherwise become a public nuisance, the community of Palm Crest has established a property mowing policy. The mowing policy provides benefit to all the property owners (Vacant lots and Homeowners) in Palm Crest by controlling vegetation, growth and inhabitation of vermin.

Not only are high grass and weeds unsightly, but they pose a fire hazard, can block visibility for drivers, harbor rodents, snakes and contribute to pests like mosquitoes, chiggers, and disease-carrying pests.

The policy provides for mowing and edging property lots with a set number of times per year. The policy coincides with the Restrictions, Minimum Construction Standards, and the Brazoria County Code on High Grass and Weeds.

Palm Crest requires that if your grass is taller than 9 inches, you will receive a certified notice and will have ten (10) days to comply. Failure to mow your lot will result in your property being force mowed and you will be charged a substantial fee. Failure to not pay for the mowing may result in a lien being placed against the property. The following rules apply:

1. You may mow your own property or contract with someone to mow.
2. Grass must be mowed every two weeks or twice a month if the grass is higher than 9 inches.
3. The street edge must be edged and no grass is allowed over the street. This also includes edging around any electrical boxes, signage, culverts, trees, flowerbeds, fountains, driveway, garage and home foundations and or any other item(s) on your property. **NO spraying of weed/grass killer around the listed area in this passage is allowed.**
4. All ditches and easements on your property must be mowed. (If a ditch and or easement (this is the ditch in front or on the side of your property up to the street) is next to your property with the exception of the out-flow ditch (from the lake to the south ditch) then this applies to you.)
5. Typically, weather dependent, grass is mowed twice a month during 8-month growing season (April – September) and once per month the remaining months (October – March). 9-inch rule still applies during (October – March) months.

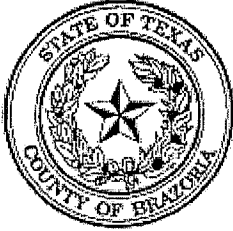
Approved by the Board and Effective on January 14, 2020
TJ Alessi, President

FILED and RECORDED

Instrument Number: 2020007027

Filing and Recording Date: 02/10/2020 11:22:57 AM Pages: 3 Recording Fee: \$30.00

I hereby certify that this instrument was FILED on the date and time stamped hereon and RECORDED in the OFFICIAL PUBLIC RECORDS of Brazoria County, Texas.



A handwritten signature in black ink, appearing to read "Joyce Hudman".

Joyce Hudman, County Clerk
Brazoria County, Texas

ANY PROVISION CONTAINED IN ANY DOCUMENT WHICH RESTRICTS THE SALE, RENTAL, OR USE OF THE REAL PROPERTY DESCRIBED THEREIN BECAUSE OF RACE OR COLOR IS INVALID UNDER FEDERAL LAW AND IS UNENFORCEABLE.

DO NOT DESTROY - Warning, this document is part of the Official Public Record.

cclerk-jessie