Dear Members and Residents,

We hope you are all bearing up well under the strains of social distancing during these unprecedented days.

We are postponing the opening of the pool until further notice due to the outbreak of COVID-19. We had hoped to open the pool on weekends in May. Our new pool company, Texas Aquatic Enterprises, is busy getting the pool ready for use when the authorities lift and remove restrictions on public gatherings.

Appended to the newsletter is the new Parking Policy that the HOA will consider and vote on at the next board meeting on Thursday, April 16th. This policy was created in response to numerous member complaints of inoperable vehicles and large commercial vehicles being stored in driveways.

We are exploring virtual options for the April HOA meeting. We will NOT be meeting at Clay’s. We will provide updates on the meeting status in an email blast and on NextDoor once the details are established.

Two members of the board of directors recently resigned due to competing interests and busy work schedules. If you are interested in volunteering on the board, please notify Pam Hummel at Crest Management to submit an application.

We are delighted to see so many members and residents using the neighborhood’s primary amenities, the paths around the lakes. Please maintain best social distancing practices, and clean up any solid waste that your pet deposits on the grounds. Pet waste stations are conveniently located for disposal of pet waste. Thank you for your cooperation and for keeping our grounds clean and sanitary.

Stay well!

Thank you,
Harold Vance--President

Where flowers bloom so does hope.
~Lady Bird Johnson
As a reminder: **LOPF pet owners are subject to Harris County Leash Laws.** Complying with Leash Laws will help you avoid unfortunate consequences including altercations with people and other pets, vehicles, or Animal Control Officers. Please keep your pets under restraint. Kindly reference: www.publichealth.harriscountytx.gov/Resources/Animal-and-Pets/AnimalLaws/AnimalRegulations to familiarize yourself with the law.

Pet owners: if your pets are escaping backyards through broken fences--please repair your fences.

Residents please call Animal Control at 281-999-3191 to report roaming or unrestrained dogs.

PLEASE clean up after your pets! Pet waste transmits disease. There is no need for pet poop to be in the grass or on the sidewalk! There are pet waste stations around the lakes and playground. Please dispose of pet waste properly. Be responsible. THANK YOU!

**TOP REASONS TO STOP BLOCKING THE SIDEWALK WITH YOUR CAR:**

- Fewer oil spots on the Sidewalk
- It isn’t neighborly
- Children and Adults can actually use the Sidewalk
- Oh yeah... it’s against the Law!

Consider treating your car to a pampered stay in your garage! Just think, no messy pollen covering your windshield! No sun-baked seat and steering wheel to handle! No raindrops to dodge if you’re parked in your garage! Plus greater car security!

Why not de-clutter and clean out your garage in time for the Spring Community Garage Sale! Date TBD......pending the Covid-19 crisis!

Did you know?
Fun facts, helpful hints, friendly reminders

Several residents have asked for reminders about the following:

- Have a question or helpful hint to share? Email us at lakesofpineforestinfo@gmail.com or ‘Contact Us' via the website--for sure you’ve heard of it by now--lakesofpineforest.com!
As you might imagine, there are a lot of opinions out there! As the old saying goes--You can please some of the people some of the time, but not all of the people all of the time!

Seventy-two people took the time to complete the survey. We thank you for doing so! With 542 homes in LOPF, however, the lack of participation is rather astounding.

There is a link to the survey results running along the top of the website. Click it and it will take you to the survey results dashboard where you can see the final ratings results and respondent comments/suggestions.

This informal survey will help the Board determine future courses of action and development within the community. Committees will need to be formed to fully vet and research options. The Board looks forward to members of the community volunteering in those efforts. NO actions will taken or expenditures made without a vote before the entire community.

Lake Aprons

Many people commented in the survey about how the lake aprons need to be cleaned/powerwashed because of all the duck poo.

The HOA does not manage the lakes. The HOA only manages the fountains.

The Barker Cypress MUD manages and controls the lakes. They will not allow the HOA to clean the aprons and have tied that action to de-silting the lakes which is not scheduled till 2022.

The HOA is trying to amend that timeline or find a compromise.
Lakes of Pine Forest is an HOA-managed and deed-restricted community striving to maintain a viable community through aesthetic uniformity and value between residences. **There is an expectation that all residents will maintain their yard and the general appearance of their home.**

The Master Declaration of Covenants, Conditions, and Restrictions for Lakes of Pine Forest and The Builder Guidelines formally state the standards that homeowners are required to maintain. These documents can be found online at lakesofpineforest.com and we encourage everyone to read them.

Common deed restriction violations in LOPF include over-grown yards and plant beds, mildew on homes and driveways/sidewalks, trashcans or miscellaneous items visible from the street, and failure to file an Exterior Modification Request (EMR.)

Our community partner, Crest Management Company, drives through our subdivision regularly assessing compliance with the deed restrictions. Any violations are documented and letters are generally mailed out to homeowners within 24 hours. While it is understandable that these letters may be perceived as a nuisance, they are necessary in maintaining our well-kept community.

**If you plan to make ANY changes to the exterior of your home, you must complete an 'Exterior Modification Request' (EMR) available online at Crest-management.com.** This would include replacing your fence, roof, garage door, trees, or changing any exterior paint color. These requests need to be made PRIOR to the modification/installment and these requests are filed electronically. Should you require assistance you can call Crest directly.

Your cooperation and compliance is appreciated!

Now is a good time to re-mulch, weed and fertilize the landscaping. There is no need to file an EMR for the color of mulch or for routine replacement of flowers/color. The HOA greatly appreciates your efforts to maintain your landscaping, which helps to maintain our property values.

Please refer to the Builder Guidelines Section 3 for specifics on shrub and tree replacements. And as a reminder: if you are trimming your trees please bundle your branches for disposal. View Texas Pride Disposal's website for best bundling practices.
1.1 CONDITION OF VEHICLE

1.1.1 All vehicles parked within the boundaries of the Association must have up-to-date registration, and must be operative. No inoperative vehicles may be kept or stored within the Association unless kept in an Owner's garage with the garage door closed.

1.1.2 Vehicle covers may not be utilized within the Association. Vehicles with covers will be subject to immediate fine, without prior notice or warning by the Association.

1.2 REPAIRS

1.2.1 Automobile repairs are not permitted to be performed in the Association, with the exception of short-term incidental repairs that may be completed in twelve (12) hours or less (e.g. tire change, oil change, battery maintenance).

1.2.2 Vehicles which are leaking fluids constitute an immediate, clear and present danger to the Association and its members, and their presence within the Association is grounds for immediate fines and/or towing by the Association.

1.3 COMMERCIAL VEHICLES / RECREATIONAL VEHICLES

1.3.1 Commercial or Recreational vehicles may only park within the Association while loading, unloading or otherwise performing services for an owner and/or tenant, and must not be left un-attended, with the exception that Recreational Vehicles may remain in view for a period not to exceed sixty (60) total hours in any seventy-two hour period, to facilitate loading and unloading. No Commercial or Recreational vehicle is permitted to block or hinder the ingress or egress of traffic through the Association.

1.3.2 "Commercial Vehicle" means a motor vehicle that is not used primarily for personal, family, or household use. The term includes:

(A) A motor vehicle with a gross vehicular weight of 10,001 pounds or more;

(B) A trailer or semitrailer designed for use in combination with a vehicle described herein;

(C) A motor vehicle is designed to transport 16 or more passengers, including the driver;

(D) A motor vehicle is transporting hazardous materials and is required to be placarded under Title 49, Part 172, Subpart F of the Code of Federal Regulations.
(E) Any vehicle containing more than two axles;

(F) Any vehicle with six (6) or more wheels, with the only exception being a stock dually pick-up truck, owned by an individual;

(G) Any box vans other than individually owned passenger vans;

(H) Any flatbed trucks or trailers; and

(I) Limousines, taxi-cabs, busses, food trucks and ambulances.

1.3.3 "Recreational Vehicle" means any of the following:

   a. Boats, campers, trailers, RV's, watercraft, aircraft, four-wheelers, etc.

1.4 PARKING

1.4.1 Storage. No vehicle may be stored outside of a garage within the Association. A vehicle is considered stored if it is not used or moved for more than sixty (60) hours. No vehicle may be parked on grass or on curbs at any time.

1.4.2 Enforcement: Any vehicle in violation of these rules will be subject to fines. Vehicles in violation of these policies and also parked in the street will be referred to the Harris County Sherriff's Department for enforcement and/or removal.

1.5 FINES AND PENALTIES

1.5.1 Violations of these policies will result in the following action by the Association:

<table>
<thead>
<tr>
<th>Violation Description</th>
<th>Action</th>
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<tbody>
<tr>
<td>1st Violation</td>
<td>Warning Letter, no fine</td>
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<tr>
<td>2nd Violation (within six (6) months)</td>
<td>Warning Letter, $150.00 fine</td>
</tr>
<tr>
<td>3rd and Add'l Violations (within six (6) months)</td>
<td>Warning Letter, $250.00 fine</td>
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1.5.2 Successive fines may be imposed against a single owner or resident for the same type or for different violations as set forth in each violation notice. Such fine(s) shall become immediately due and payable. The collection of fines will be dealt with in the same manner as any past due debt to the Association. Collection of fine(s) will be administered by the managing agent or legal counsel for the Association. All costs associated with the collection of any fine, including attorney's fees, incurred by or attributable to any such violation(s), shall be assessed or billed to the violating owner's and/or tenant's account.