

**MILLS BRANCH VILLAGE COMMUNITY ASSOCIATION, INC.**  
**RESOLUTION ADOPTING GARBAGE COLLECTION AND RECEPTACLE**  
**STORAGE GUIDELINES:**

STATE OF TEXAS                   §  
  §  
COUNTY OF HARRIS           §

WHEREAS, Mills Branch Village Community Association, Inc., a Texas nonprofit corporation (the "Association"), is the governing entity for Mills Branch Village, Sections 1, 2, 3, 4, 5, and 6, additions in Harris County, Texas, according to the maps or plats thereof, recorded in the Map Records of Harris County, Texas, under Clerk's Film Code Nos. 328001, 338096, 346147, 349130, 353009, and 354029, respectively, along with any amendments and replats thereto, and any additional property brought within the jurisdiction of the Association in the future (the "Subdivision"); and

WHEREAS, the Subdivision is governed by the Declaration of Covenants, Conditions and Restrictions for Mills Branch Village recorded in the Real Property Records of Harris County, Texas, under Clerk's File No. U825812, along with any supplements, amendments, or annexations thereto, collectively referred to as the "Declaration;" and,

WHEREAS, The Declaration requires that all Lots be kept at all times in a sanitary, healthful, attractive and safe condition; and

WHEREAS, Section 204.010(a)(6) of the Texas Property Code authorizes the Association to regulate the use, maintenance, repair, replacement, modification, and appearance of the Subdivision; and

WHEREAS, the City of Houston periodically promulgates and enforces various policies, guidelines and restrictions regarding the storage and collection of garbage, recycling, landscaping waste, and similar materials, which are intended to ; and

WHEREAS, in order to better preserve and maintain the appearance of the Subdivision and avoid potential sanitation issues, the Association's Board of Directors deems it necessary to require the screening of trash receptacles and related items from public view; and

WHEREAS, this Dedicatory Instrument represents Restrictive Covenants as those terms are defined by Texas Property Code §202.001, et. seq, and the Association shall have and may exercise discretionary authority with respect to these Restrictive Covenants;

NOW THEREFORE, in accordance with 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:



RP-2023-459276

**GARBAGE COLLECTION AND RECEPTACLE STORAGE GUIDELINES:**

1. Except as provided for in No. 2 below: trash receptacles, recycling bins, trash bags, and other similar items used in the disposal of trash shall be, at all times, stored only in an enclosed garage or behind the existing backyard perimeter fence, in order to achieve complete screening of such items from public view. For lots bordering a reserve or an empty lot, vegetative screening may be permitted, if first approved by the Association in writing.
2. Trash receptacles, recycling bins, trash bags, and other similar items used in the disposal of trash may be placed in view for the sole purpose of trash pickup, the items may be brought out after 6:00 P.M. to the curb the evening before the designated trash pickup day, and shall be removed from view as provided for hereinabove, by the evening of the trash pickup day.
3. Violation of these regulations is subject to legal action. The Association's Board of Directors reserve the right to determine how to enforce a violation of these regulations.

**CERTIFICATION**

"I, the undersigned, being a Director of Mills Branch Village Community Association, Inc., hereby certify that the foregoing Resolution was adopted by at least a majority of the Association Directors at a properly noticed open meeting of the Directors, at which a quorum of the Board was present."

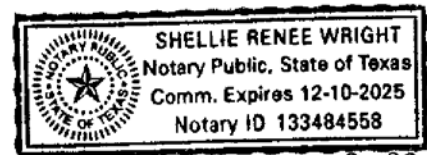
By: Christine Stacey

Print Name: Christine Stacey Title: VP

STATE OF TEXAS                   §  
  §  
COUNTY OF HARRIS           §

BEFORE ME, the undersigned authority, on this 1 day of December, 2023, personally appeared the person whose name is subscribed to the foregoing instrument and acknowledged to me that they signed it with the authority and for the purposes expressed therein.

Shellie Renee Wright  
Notary Public, State of Texas



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# Pages 3  
12/06/2023 10:36 AM  
e-Filed & e-Recorded in the  
Official Public Records of  
HARRIS COUNTY  
TENESHIA HUDSPETH  
COUNTY CLERK  
Fees \$22.00


RECORDERS MEMORANDUM

This instrument was received and recorded electronically and any blackouts, additions or changes were present at the time the instrument was filed and recorded.

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.



  
COUNTY CLERK  
HARRIS COUNTY, TEXAS

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