

**MILLS BRANCH VILLAGE COMMUNITY ASSOCIATION, INC.**  
**REGULATION OF MAINTENANCE AND APPEARANCE OF SUBDIVISION**

STATE OF TEXAS           §  
  §  
COUNTY OF HARRIS       §

WHEREAS, Mills Branch Village Community Association, Inc. (the "Association"), a Texas nonprofit corporation, is the governing entity for Mills Branch Village, Sections 1-6, additions in Harris County, Texas, according to the maps or plats thereof recorded in the Map Records of Harris County, Texas, under Clerk's File Nos. J743344; L078799 as amended by N490604; M858027 as amended by N040686; N294655 as amended by N680218; N713496; and N881906, respectively, (the "Subdivision"); 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 platted within the Subdivision and the improvements located thereon; and

WHEREAS, this Dedicatory Instrument consist of Restrictive Covenants as defined by Texas Property Code §202.001, et. seq, and the Association shall may exercise discretionary authority with respect to these Restrictive Covenants; 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 property subject to the jurisdiction of the Association, 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:
  - a) Mow, edge and weed all landscaped areas, and regularly trim all trees, shrubs, bushes and other landscaping on the property.
  - b) Replace dead, diseased, or dying landscaping items, including grass, trees, shrubs, and bushes.
  - c) Keep the property clear of all trash, debris, rubbish, clippings, trimmings and other yard waste, equipment, boxes, materials, newspapers, and other items deemed unsightly by the board of directors, in its sole discretion.

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2) Owners of all property subject to the jurisdiction of the Association, 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:

a) Paint the exterior of all dwellings and structures, so that the paint is not faded or chipped.

*(if the color of the paint or the areas being painted are being changed, the Owner must first obtain the written approval of the Association's Architectural Control Committee before making such changes).*

b) Clean all mildew and mold off of the exterior surfaces of all dwellings and structures.

c) Repair, maintain and replace gates, and fence boards and posts that are broken, bent, warped or otherwise in need of repair.

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

e) Repair, replace or maintain damaged, broken or missing exterior surfaces of all dwellings, including windows, doors, roofs, siding and brick.

f) Paint, repair, maintain or replace window shutters and window coverings which are weathered, damaged, faded or otherwise in need of repair.

g) Clean hard surfaces, such as driveways and walkways to prevent an unsightly appearance. Expansion joints must be kept free of weeds.

h) Maintain in good repair the all paved areas, including the driveway and the portion of paved sidewalk located on each Lot.

i) Gutters must be kept in good repair and not permitted to sag or hang down. Gutters must also be kept free of leaves and excessive debris.

j) Window panes and screens must be whole and in good condition and interior window coverings must also be in good condition.

k) Any window air-conditioning units must not be visible from other Lots or any street in the Subdivision.

3) The determination as to whether a Lot or Improvement is being maintained in accordance with these Regulations, shall be made only by the Association's Board of Directors in its sole discretion.

**CERTIFICATION**

"I, the undersigned, being a Director of Mills Branch Village Community Association, Inc., hereby certify that the foregoing Instrument was approved by the vote of at least a majority of the Association's Board of Directors at a duly noticed open meeting of the Board of Directors, at which a quorum of the Board was present."

By: *[Signature]*

Print Name: JERRY R. KROBORN

Title: PRESIDENT

**ACKNOWLEDGEMENT**

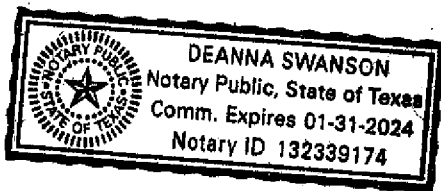
STATE OF TEXAS                   §  
  §  
COUNTY OF HARRIS           §

BEFORE ME, the undersigned authority, on this day, personally appeared the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same as the act of the Association for the purpose and consideration therein expressed and in the capacity therein stated, and that the statements therein are true and correct.

Given under my hand and seal of office this 21<sup>st</sup> day of July, 2022.

*[Signature]*  
Notary Public, State of Texas

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



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# Pages 4  
08/19/2022 09:45 AM  
e-Filed & e-Recorded in the  
Official Public Records of  
HARRIS COUNTY  
TENESHIA HUDSPETH  
COUNTY CLERK  
Fees \$26.00

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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