

Briar Park Community Improvement Association, Inc.

POLICY AND PROCEDURES FOR DEED RESTRICTION ENFORCEMENT

As soon as practicable after Briar Park Community Improvement Association, Inc. (BPCIA) Or Graham Management (Management Company) becomes aware of a Deed Restriction Violation (DRV), a Notice of DRV will be sent to the homeowner:

1. BPCIA will send a first Notice of DRV via First Class Mail in the Format "First letter." BPCIA reserves the right to omit Step 1 and begin this Procedure with Step 2, should time be of the essence.
2. The second notice will be sent by Certified Mail in the Format "Final Notice."
 - A. In cases involving minor landscaping issues, such as yard mowing, weeding flowerbeds, trash removal, etc., the notice will allow 10 days for the homeowner to bring the lot into compliance with the Deed Restrictions. If within 10 days, no response has been received from the homeowner and no appeal hearing has been requested, a force mow or other enforcement action will be initiated by the Management Company or the DR Committee.
 - B. In cases involving minor repairs of structures, such as fence repair or power washing, 30 days' notice will be given.
 - C. Major construction or repairs to structures will be allowed up to 90 days to comply. The Management Company and/or the Deed Restriction Committee will determine the severity of the repairs for the purposes of this notice.
3. If no response or request for appeal has been received from the homeowner within the notice period of the Final Notice, the case will be sent to the BPCIA's attorney(s) for resolution. Further action will be taken on a timely basis, based on the Attorney's recommendation, and considering the facts of the case.

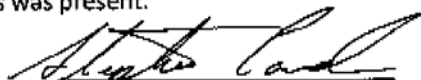
In cases involving homeowners who have received a Final Notice for a similar DRV within the preceding six months, enforcement action may be taken without additional notice.

In accordance with Texas Property Code, Title 11, 204.010 (10-12), if notice and an opportunity to be heard are given, BPCIA will collect reimbursement of actual attorney's fees and other reasonable costs incurred by BPCIA relating to violations of the subdivision's restrictions, bylaws and rules.

RP-2016-266784

CERTIFICATION

"I, the undersigned, being the Board President of Briar Park Community Association, Inc., hereby certifies that the foregoing Resolution was adopted by at least a majority of the Board of Directors of Briar Park Community Association, Inc. at an open Board meeting that was properly noticed to the owners and at which a quorum of the Board of Directors was present."



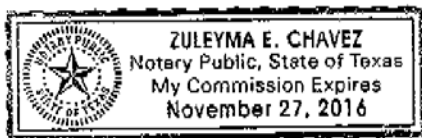
Print Name: STEPHEN COAD
President

ACKNOWLEDGEMENT

STATE OF TEXAS §
 §
COUNTY OF HARRIS §

BEFORE ME, the undersigned authority, on this day personally appeared Stephen Coad, the Board President of Briar Park Community Association, Inc. and known by me to be the person whose name is subscribed to the foregoing document and, being by me first duly sworn, declared that he/she is the person who signed the foregoing document in his/her representative capacity and that the statements contained therein are true and correct.

Given under my hand and seal of office this the 20th day of May, 2016.



Zuleyma E. Chavez
Notary Public, State of Texas

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The Property affected by the foregoing Instrument is described as, to wit:

Briar Park, Section One, Clerk's File No. C772571;
Briar Village, Section One, Clerk's File No. D162445;
Briar Village, Section Two, Clerk's File No. D524953;
Briar Village, Section One, Clerk's File No. E050902;
Briar Village, Section Two, Clerk's File No. E326535; and
Briarworth, Section One, Clerk's File No. E756459; along with any supplements,
additions or replats thereof and any additional land annexed into to the jurisdiction of the
Association (collectively the "Subdivision"); and

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Pages 4
06/21/2016 12:05 PM
e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
STAN STANART
COUNTY CLERK
Fees \$24.00

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.



Stan Stanart

COUNTY CLERK
HARRIS COUNTY, TEXAS

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