

**BOARD RESOLUTION INTERPRETING OFFENSIVE ACTIVITY AND ADOPTING
ARCHITECTURAL CONTROL GUIDELINES
FOR OLDE OAKS COMMUNITY IMPROVEMENT ASSOCIATION, INC.**

The Board of Directors for the Olde Oaks Community Improvement Association, Inc. (the "Association"), hereby adopts the following resolution by majority vote as certified below.

WHEREAS, the property affected by this Resolution is described as to wit:

Olde Oaks subdivision (a/k/a Olde Oaks, Section One), according to the map or plat thereof filed of record in the Map Records of Harris County, Texas under Clerk's File Number E404768;

Olde Oaks, Section Two subdivision, according to the map or plat thereof filed of record in the Map Records of Harris County, Texas under Clerk's File Number E994894;

Olde Oaks, Section Three subdivision, according to the map or plat thereof filed of record in the Map Records of Harris County, Texas under Clerk's File Number G946903;

Olde Oaks, Section Four subdivision, according to the map or plat thereof filed of record in the Map Records of Harris County, Texas under Clerk's File Number G946904;

Olde Oaks, Section Six subdivision, according to the map or plat thereof filed of record in the Map Records of Harris County, Texas under Clerk's File Number G955670;

along with any supplements, amendments or additions to any of the above; all of the above subdivision sections referred to cumulatively as the "Subdivisions."

WHEREAS, the Restrictions for the above referenced Subdivisions contain the following provision within a paragraph entitled "Prohibition of Offensive Activities:"

No activity, whether for profit or not, shall be carried on any lot which is not related to single family residential purposes except as herein referred to. No noxious or offensive activity shall be permitted upon any lot, nor shall anything be done on any lot which may be or become an annoyance or nuisance to the neighborhood; and

WHEREAS, it is within the discretionary authority of the Board of Directors for the Association to interpret and apply the Prohibition of Offensive Activities provisions, and pursuant to Chapter 202.004 of the Texas Property Code 202.004, such interpretation is presumed reasonable unless a court determines it to be arbitrary, capricious or discriminatory;

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RP 000-67-1367

NOW THEREFORE, It is hereby RESOLVED that:

Pursuant to its discretionary authority to interpret restrictive covenants, the Board of Directors hereby adopts the following definitions for noxious or offensive activities and/or activities that can be a nuisance or annoyance to the neighborhood. **And advises that these issues will be controlled through an aggressive enforcement program.**

NUISANCE: It is the responsibility of each Owner to prevent development or perpetuation of any unclean, unhealthy, the unsightly, or unkept condition of his or her Lot. To further define these responsibilities Board has listed the following requirements. Note that not all possible nuisances are listed. Actions similar to those listed shall be subject to the same restrictions.

- Trash containers must be stored out of sight from the street at all times except for the 24-hour period that includes the time when trash is collected.
- Trash containers must be stored in a location where any resulting odors will not be offensive to a neighbor and actions that may create objectionable odors are not allowed.
- Building materials, trash, grass cuttings, limbs, etc. are not to be stored on any lot where visible from the street.
- Grills, coolers, folding chairs and other such items must be stored out of sight from the street except when in use.
- Garage sales are allowed only once or twice each calendar year. Additional garage sales will be considered as conducting business from the home and not allowed.
- Grass visible from the street must be watered, cut, edged, weeded, treated for diseases and chinch bugs, fire ants and other such insects and maintained in a living state to present a well-kept condition. Grass in the back yard must be kept in a neat manner and not allowed to harbor rodents or pests.
- Beds containing shrubs or flowers must be weeded, shrubs trimmed and, in general, maintained to present a well-kept condition. If a shrub dies it is to be replaced. If landscaping has totally died it also is to be replaced.
- Dead trees should be removed immediately to limit risk and the stump ground. Dead branches should be removed from live trees.
- Cracked and broken driveways and sidewalks need to be repaired or replaced.
- Oil stains, mildew are to be removed from the drive way.
- Weeds or grass should not be allowed to grow in expansion joints in driveway or sidewalks.
- The mailbox is to be maintained. Which shall include keeping it straight and level, painted, and with an operational door.
- Mildew is to be removed from the home and mailbox.
- Basketball goals may not be attached to the home or garage in an area visible from the street. Portable goals may not be used on the street and must be stored away from the street and sidewalks when not in use.
- Pets may not be allowed to roam the neighborhood either during the day or at night and dogs must be on a leash at all times. The owner of a pet is responsible for collecting and properly disposing of droppings from their pet if deposited on neighboring yards and common areas.

- Barking dogs are a nuisance and steps must be taken to prevent incessant barking both during the day and at night.
- Above ground swimming pools are not allowed.
- Pools must be kept clean and sanitary to avoid becoming a source of insects, reptiles, or odors.
- Gutters and roofs will be kept reasonably free from leaves, pine straw and other debris.
- Loud noise that might disturb a neighbor is not allowed late at night (music, loud auto or motorcycle exhaust, etc.).
- Christmas and other seasonal or holiday decorations will be removed promptly (generally within two weeks) after the holiday.
- Commercial automobile repair and other similar businesses may not be maintained at a residence.
- Parking is not allowed on lawns or any subdivision common area.
- Driveways are not to be used for parking of a commercial truck, boat, trailer, motor home, travel trailer, inoperable vehicle, building materials, trash, trash containers, grills, or any other similar item. These items are to be stored in the garage or at another location.
- Driveways and the garage which is part of the residence may be used on a temporary basis only for repair of a vehicle owned by the property owner. They may not be used for a repair service or similar activity.
- Utility vehicles, trucks, trailers, etc. may not be parked on the street or stored in the back yard of a residence.

MODIFICATION TO AND MAINTENANCE OF THE HOME, CHANGES TO THE HOME OR PREMISES, STORAGE OR UTILITY BUILDINGS, PORCHES, TALL PLAY EQUIPMENT, etc.:

- The home shall be maintained to a high standard. This includes:
 - Repair and repainting of the siding, trim, shutters, etc.,
 - Repair and refinishing of the front door and other doors,
 - Repair and repainting of the garage doors,
 - Repair or replacing of the roof and shingles,
 - Repair or replacing of gutters,
 - Repair or replacing the fences and gates,
 - Repair or replacing the gas light (or lamp post),
 - Repair or replacing of the driveway or sidewalks when they become cracked, broken and no longer level
 - Repair or replacing the house numbers on the home or mailbox,
 - Removal of mildew on either the brick, siding, stucco or another part of the house,
 - Removal of holiday decorations and lights within two weeks following the holiday,
 - Installation of appropriate window treatments such as blinds, shutters, or curtains of a neutral color.

CERTIFICATION

"I, the undersigned, certify that the foregoing Resolution was approved by a majority vote of the Board of Directors of the Olde Oaks Community Improvement Association, Inc. at a duly noticed meeting of the board at which a quorum was present."

OLDE OAKS COMMUNITY IMPROVEMENT ASSOCIATION, INC. *kr*

Jacquelin Harrell
Jacquelin Harrell, Director, *Secretary*

Date: 8/14/13

STATE OF TEXAS

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COUNTY OF HARRIS

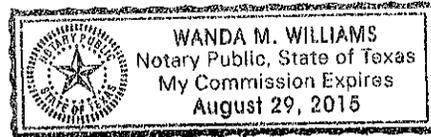
BEFORE ME, the undersigned authority, on the day personally appeared JACQUELIN HARRELL, Director for the Olde Oaks Community Improvement Association, Inc., and known by me to be the person whose name is subscribed to the foregoing document and being by me first duly sworn, declared that (s)he is the 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 14th day of August, 2013.

Wanda M. Williams
Notary Public, State of Texas

After recording return to:
HOLT & YOUNG, P.C. *✓✓*

9821 KATY FREEWAY, SUITE 350
HOUSTON, TEXAS 77024



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.

1931-29-000 11 000-67-1361

RP 888-67-1362

FILED FOR RECORD
8:00 AM

SEP 10 2013

Stan Stewart
County Clerk, Harris County, Texas

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

SEP 10 2013



Stan Stewart
COUNTY CLERK
HARRIS COUNTY, TEXAS