

BROOKGLEN COMMUNITY IMPROVEMENT ASSOCIATION

RESOLUTION REGARDING ADOPTION

OF

Exterior Maintenance Guidelines

WHEREAS, Chapter 204, Section 204.010 of the Texas Property Code provides authority to property owners associations, acting through their Boards of Directors, to regulate the use, maintenance, repair, replacement, modification, and appearance of the subdivision; and

WHEREAS, the By-Laws governing Brookglen Community Improvement Association ("the Association"), as well as the pertinent provisions of the Texas Property Code, and the Texas Business Organizations Code, authorize the Association, acting through its Board of Directors, to exercise all powers reasonable and necessary for the governance and operation of the Association; and

WHEREAS, the Board of Directors of Brookglen Community Improvement Association, desires to adopt the following Exterior Maintenance Guidelines, the terms and provisions of which are deemed by the Board to be necessary and appropriate to help maintain the attractiveness of the subdivision and thereby support property values of the subdivision.

NOW, THEREFORE, BE IT RESOLVED THAT: the following Exterior Maintenance Guidelines are hereby adopted on behalf of the Brookglen Community Improvement Association:

1. All painted surfaces must be clean with no bare areas or peeling paint and all surfaces must be free of mildew/mold/algae/lichen.
2. All rotted/damaged wood must be repaired/replaced and all damaged brickwork repaired/replaced.
3. Gutters must be kept in good repair and not allowed to sag or hang down.
4. Roofs must be maintained in good repair with no missing, curling shingles, or rusted panels.
5. All glass surfaces must be whole (No broken windows). No aluminum foil, reflective film, paper, newspaper, bedsheets, blankets or similar treatment shall be placed on windows or glass doors at any time. Shades, shutters, curtains, blinds and all other window coverings visible from the street or a neighboring property shall be maintained in good condition at all times.
6. Garages/garage doors must be undamaged and in good repair.
7. Fences and gates must be kept in good repair.
8. Lawns must be kept mowed, edged, and weed free. Flower beds must be kept free of weeds, and shrubs and trees must be kept trimmed in a reasonably neat and attractive manner. The blowing or sweeping of grass clippings and leaves into street is not allowed; all such items must be picked up and disposed of in proper fashion.
9. There shall be no storage of equipment, clutter and/or debris in public view. Heavy trash should be placed no earlier than 5 days prior to scheduled pickup date, and shall be placed at the curbside of the street, in front of the property, within three feet of the curb. Trash receptacles must not be left on the street. No trash bags left in public view, except on trash collection days.
10. Mailboxes must be maintained in good repair.
11. Inoperable vehicles shall NOT at any time be parked/stored anywhere within the property or on the street that is within public view.

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12. Prohibited vehicles. It is prohibited for the vehicle types listed below, whether abandoned, operable, or inoperable, to be parked, kept or stored on any street, driveway, or common area, or Lot within Brookglen Subdivision.

Exceptions: Short time periods to load or unload, to perform contractor repair or construction work.

**Prohibited vehicle types include, but are not limited to, public or private passenger buses (11 passengers or greater), limousines, stake bed trucks, tractor trailer semi/rig/truck, 18 wheelers (the cabs of such trucks), paneled trucks, box trucks, dump trucks, service trucks, cement trucks, vehicles with more than 2 axels, vehicles over 18 feet in length or 7 feet in width and trailers of any sort.*

13. Recreational vehicles and/or trailers must be screened from public view. If not screened from public view, then MUST be removed from public view. May be within/behind a fenced area on said property; not to exceed front of residence. Must be maintained and in good working condition. No person shall leave, store or park a recreational vehicle/trailer, either attached or unattached to a motor vehicle, in the main traveled portion of roadway, or any portion of a residential street, for any period of time.

Exceptions: Recreational vehicles and/or trailers may be parked on a lot for seasonal preparation or servicing NOT for a longer continuous period of time than 48 hours during any consecutive 5 days, after which they must be removed from public view.

**The term "Recreational Vehicles," as used in this provision, shall include, without limitation: all motor homes and camper trailers (self-contained motor coaches, 5th wheel, hitch mounted, truck mounted, pop-up camper, camper vans), boats, jet skis, off-road/dirt bikes (motorcycles), mini-bikes, scooters, go-carts, buses, passenger vans (11 passengers or greater) and/or trucks used solely for recreational purposes, so called "gasoline powered all-terrain vehicles" (including but not limited to motorized dirt bikes, side-by-sides, 3-wheelers, "gators," and 4-wheelers), and all trailers, open or enclosed used to transport or store such recreational vehicles.*

***The term "screened from public view" means in a manner which does not constitute a health hazard, attract children, unwanted individuals, rodents, or pests, and is located away from public view, or screened from ordinary public view, by means of a suitable fence, trees, shrubbery, or other appropriate means.*

14. Vehicles shall NOT be parked on any grass, whether lawns, lots, green belts or public grounds. Vehicles must be parked parallel, within 18" to the curb or edge of roadway. Vehicles may NOT be parked within 30 feet on the approach to a stop sign located at the side of a roadway, nor within 20 feet of street corner. Vehicles shall NOT be on the street for a longer continuous period of time than 72 hours during any consecutive 7 days. Vehicles shall not be moved from place to place in the subdivision to avoid the intent of this prohibition.
15. Poles/posts for backboards/hoops and/or gas lights must be maintained and upright. Temporary basketball goals must be maintained and in good condition, and shall not be left on curb/street when not in use.
16. A/C window units must not be visible from street and must be below the respective fence line. No air conditioners shall be located on the front of a residence.
17. All exterior antennas, solar panels, satellite dish antennas and other such structures shall be installed on the back (rear) portion of the house, in such a manner as to be shielded from street view, to the extent possible.

NOTE: The BCIA has a fine policy for covenant violations of \$50.00 for each covenant violation that is not resolved within the timeline given. Additional \$50.00 is added every 30 days thereafter until covenant violation is resolved.

These Guidelines are in addition to any other restrictions, conditions and/or zoning requirements imposed by the City of La Porte, Tx. The failure of an owner or tenant (if applicable) to receive notice(s) shall not waive or negate any requirement to comply with the Guidelines and applicable restrictions and/or any charges due.

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CERTIFICATION

"The undersigned, being a Director of Brookglen Community Improvement Association, Inc., hereby certify that the foregoing Resolution Regarding Adoption of Exterior Maintenance Guidelines was adopted by the Board of Directors of Brookglen Community Improvement Association, Inc., at a meeting of such Directors at which a quorum was present, or as otherwise authorized by law."

By: _____

Director, Brookglen Community Improvement
Association, Inc.

Print Name: _____

Richard Warren

STATE OF TEXAS

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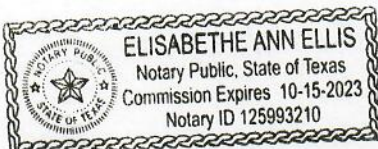
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COUNTY OF HARRIS

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Before me, the undersigned authority, on this day personally appeared Richard Warren,
President (position) of Brookglen Community Improvement Association, Inc., a Texas non-profit corporation, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that he/she had executed the same as the act of said entity for the purpose and consideration therein expressed, and in the capacity therein stated.

Given under my hand and seal of office this 5 day of August, 2021.



Elisabette Ellis
Notary Public, State of Texas