

**RESOLUTION REGARDING
ADOPTION OF DEFINITIONS**

**BROOKGLEN COMMUNITY IMPROVEMENT ASSOCIATION, INC.
A TEXAS NON-PROFIT CORPORATION**

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, Brookglen Community Improvement Association ("the Association") is charged with administering and enforcing those certain covenants, conditions and restrictions contained in the Association's Bylaws and the restrictive covenants encumbering properties governed by the Association (collectively referred to as "the Declaration"); 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;

WHEREAS, the Board of Directors of Brookglen Community Improvement Association, desires to adopt the following Definitions with regard to certain words and phrases which appear throughout its governing documents.

NOW, THEREFORE, BE IT RESOLVED that the Definitions described below are hereby adopted on behalf of the Association.

Adopted on this 8th day of July 2021.

BOARD OF DIRECTORS

BROOKGLEN COMMUNITY IMPROVEMENT ASSOCIATION, INC.

DEFINITIONS

The following words, when used within the BCIA Bylaws, ACC, Policies and Guidelines, shall have the following meanings:

Association: shall refer to BROOKGLEN COMMUNITY IMPROVEMENT ASSOCIATION INC. (BCIA), a Texas non-profit corporation, its successors and assigns.

Board of Directors or Board: shall mean and refer to the duly elected Board of Directors of the Association.

Builder: shall refer to any person or entity undertaking the construction of a residence on a lot within the Brookglen community.

The words "**Building Site**" shall be deemed to mean a building site as defined in any Declaration of conditions, covenants, restrictions, easements, reservations or charges which governs the Brookglen community.

Carport is a covered structure used to offer limited protection to vehicles, primarily cars, from rain and snow. The structure can either be free standing or attached to a wall. A carport is not equipped with walls.

Clutter: a collection of things lying about in an untidy mass. Any items that cause the public view of the home to appear disorderly may be considered clutter.

Community Properties: shall refer to any properties, real or personal, conveyed to, owned by, or otherwise acquired by the Association for the common use and enjoyment of the Members of the Association.

Corner Lot: shall refer to a lot which abuts on more than one street.

Courtesy Letter (Friendly Reminder): shall refer to a letter sent to the owner and/or tenant (if applicable) to create an awareness of an alleged violation of the Deed Restrictions.

Declaration: shall mean and refer collectively to the covenants, conditions, restrictions, reservations, easements, liens and charges imposed by or expressed within the respective Declarations of Covenants, Conditions and Restrictions for the Brookglen Community, and for the Brookglen Community Improvement Association.

Deed Restriction: As used herein, the term "deed restriction" is intended to include the architectural control provisions and the use restrictions as set forth within the Declarations.

Equipment: the necessary items for a particular purpose.

Exotic animal: can be a wild or domesticated animal not native to a certain geographical region. For example, Grizzly bears are wild animals not native to Ontario and can therefore be considered as an exotic wild animal to the province. Llamas on the other hand are a domesticated species exotic to Ontario and can therefore be classified as an exotic domesticated animal.

FHA: shall refer to the Federal Housing Administration. "VA" shall refer to the Veterans Administration.

Inoperable vehicle: means a motor vehicle which is kept, parked or stored in a manner in which such vehicle is not capable of being driven safely and/or legally on a public street; this would include, but not be limited to, vehicles which are wrecked, dismantled or partially dismantled, which have one or more flat tires, which displays an expired registration (or no registration), which is not equipped with a valid license plate, and/or which cannot be legally driven on public roadways.

Inspector: A person officially appointed to make inspections and report to the Board of Directors, which may include the property manager or his/her designee, and any member of the Association's Board of Directors. An inspector as defined herein may be called upon to investigate and/or verify all alleged violations.

"Lot" or "Building Plot" shall mean and refer to each plot of land located in the Property as shown on the subdivision plat for Brookglen subdivision upon which there has been or will be constructed a single-family residence, and to the residence and improvements constructed or to be constructed thereon, but shall not mean or include any common area.

Maintenance: To repair or replace to an operable, functional and/or aesthetically pleasing and orderly condition.

Member: shall mean and refer to those persons entitled to membership in the Association, as provided in the Declaration, the Articles of Incorporation, and the BCIA Bylaws.

Owner: shall refer to the owner, whether one or more persons or entities of the fee simple title to any lot, but shall not refer to any person or entity holding a lien, easement, mineral interest or royalty interest burdening the title thereto.

Ornaments include, but are not limited to, such items as planters, decorations, statues, bird baths, lawn ornaments and other decorative items.

Porte cochere, as used in this provision, shall mean and refer to, a roofed structure extending from the entrance of a building over an adjacent driveway, and which serves as a shelter for those getting in or out of vehicles.

Prohibited vehicle types include, but are not limited to, public or private passenger buses (11 passengers or greater), taxis, 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 type or variety.

Property or Properties shall mean and refer to that certain real property described in the Declaration of Covenants, Conditions and Restrictions for Brookglen subdivision. Such definition shall include, but not be limited to:

- a. All of that certain subdivision known as Brookglen, located in Harris County, Texas:
- b. Together with any and all other real property which may hereafter, through the operation of conditions, covenants, restrictions, easements, reservations or charges pertaining to the same, be placed under or submitted to the jurisdiction of this corporation and be accepted as within the jurisdiction of this corporation by resolution of the Board of Directors of this Corporation, or by other method of annexation.

Proxy: a written document which plainly states the authority to represent someone else, especially in voting.

Quorum: the minimum number of members of an assembly or society that must be present at any of its meetings to make the proceedings of that meeting valid.

Recreational Vehicles: shall include, without limitation: all motor homes and trailers (self-contained motor coaches, 5th wheel, hitch mounted, truck mounted, flatbed, camper, 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", "razors" and 4-wheelers), and all trailers, open or enclosed used to transport or store such recreational vehicles.

Screened from public view: means the placement or keeping of any item 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.

Street: shall refer to any street, drive, boulevard, road, alley, lane, avenue or any thoroughfare as shown on the Subdivision Plat.

Subdivision: shall refer to BROOKGLEN sections one, two and three, as set forth in the map or plat thereof recorded in the Map Records of Harris County, Texas.

Subdivision Plat: shall refer to the recorded map or plat of the subdivision.

Tame animal: is a wild animal forced to live with humans, who may change their behavior due to the close proximity with humans. For example, a healthy turkey vulture in the wild would not allow physical contact with a human, however once kept in captivity they can learn to tolerate physical contact.

Violation: Any act or condition, or lack of maintenance, willful or not, by property owner or tenant that causes a property or its improvements to be in noncompliance with the deed restrictions.

Wild animals: means any wild mammal, amphibian, reptile or fowl which is not naturally tame or gentle but is of a wild nature or has other characteristics which could constitute a danger to human life or property if it is not kept or maintained in a humane, safe manner or in secure quarters. Such animals shall include but not be limited to possums, squirrels, raccoons, skunks, snakes and bats.

CERTIFICATION

"The undersigned, being a Director of Brookglen Community Improvement Association, Inc., hereby certify that the foregoing Resolution Regarding Adoption of Definitions 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."

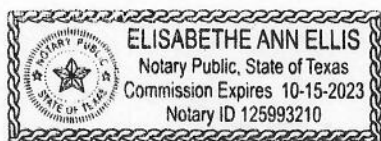
By: [Signature]
Director, Brookglen Community Improvement
Association, Inc.

Print Name: Richard Warren

STATE OF TEXAS §
 §
COUNTY OF HARRIS §

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