

OAKWOOD GLEN ASSOCIATION, INC.
POLICY REGARDING FORCE MOWING

STATE OF TEXAS §
 §
COUNTY OF HARRIS §

WHEREAS, Oakwood Glen Association (the "Association"), a Texas nonprofit corporation, is the governing entity for the Oakwood Glen, Sections One and Two, additions in Harris County, Texas, according to the map or plat thereof, recorded in the Map Records of Harris County, Texas under Clerk's File Nos. E226607, and F238938 / M117861, respectively, along with any amendments, supplements, replats, annexations and any other property brought into the jurisdiction of the Association now or in the future, (the "Subdivision"); and

WHEREAS, the Subdivision is subject to the Declaration of Covenants, Conditions, and Restrictions of Oakwood Glen, and the Supplemental Declaration of Covenants, Conditions, and Restrictions of Oakwood Glen, Section Two, recorded in the Real Property Records of Harris County, Texas, under Clerk's File Nos. E624197 and F395956, respectively, along with any amendments and supplements thereto (the "Section 1 Declaration" and "Section 2 Declaration", respectively); and

WHEREAS, Article VIII, Section 25 of the Section 1 Declaration, and Article VIII, Section 12 of the Section 2 Declaration, authorize the Association, after 10 days written notice, to enter a lot and secure compliance with the restrictions to ensure all weeds and grass are cut in a sanitary, healthful and attractive manner; and

WHEREAS, the Association desires to adopt uniform standards, policies, and procedures for performing such self help actions, called "force mowing", and to clarify and provide notice to owners of the Association's position with respect to the applicable restrictive covenants referenced herein; and

WHEREAS, this Dedicatory Instrument represents Restrictive Covenants as those terms are defined by Texas Property Code §202.001, et. seq, and the Association shall have and may exercise discretionary authority with respect to these Restrictive Covenants;

NOW, THEREFORE, in accordance with the foregoing and as evidenced by the Certification hereto, the Board of Directors hereby adopts the following:

1. Prior to the initiation of force mowing and other self-help actions, the Owner may be entitled to one 10-day written notice, pursuant to the applicable Declaration. The Owner must cause the lot to be mowed and otherwise maintained as instructed in the notice.
2. If the owner fails to comply with the notice, the Association or its contractor may enter the lot and perform the force mowing and any other necessary maintenance as specified in the notice.

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3. Force mowing may recur without additional notice until such time as the Owner commences regular yard maintenance as required by the Declaration.
4. There may be an accelerated schedule for yard maintenance during summer months, during which the force mowing may occur more frequently than in non-summer months in order to maintain the lot as required by the Declaration.
5. All costs associated with the force mowing will be charged to the owner of the applicable Lot.
6. If the violation continues without resolution, the Association shall have the right to undertake any action authorized by the Declaration and/or applicable law, including, but not limited to initiating legal action, the costs of which actions shall be billed to the owner.

CERTIFICATION

"I, the undersigned, being the President of Oakwood Glen Association, Inc., hereby certify that the foregoing Resolution was adopted by at least a majority of Oakwood Glen Association, Inc.'s Board of Directors at an open Board meeting at which a quorum of the Board was present."

By: Thomas M. Harris, President
Print name: Thomas M. Harris

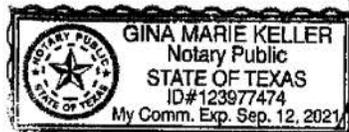
ACKNOWLEDGEMENT

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BEFORE ME, the undersigned authority, on this day personally appeared Thomas M. Harris, President of Oakwood Glen 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 is the person who signed the foregoing document in his representative capacity and that the statements contained therein are true and correct.

Given under my hand and seal of office this the 17th day of April, 2018.
Gina Marie Keller
Notary Public, State of Texas

After Recording Return to:
HOLT & YOUNG, P.C.
9821 Katy Freeway, Ste. 350
Houston, Texas 77024



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Pages 3
04/25/2018 11:17 AM
e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
STAN STANART
COUNTY CLERK
Fees \$20.00

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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