# PLANTATION LAKES COMMUNITY ASSOCIATION, INC.

## RESOLUTION CLARIFYING ARTICLES VII AND ARTICLE VIIL OF BY THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR PLANTATION LAKES

The undersigned, being a duly authorized representative of PLANTATION LAKES COMMUNITY ASSOCIATION, INC. (the "Association"), a Texas Non-Profit Corporation, pursuant to Chapter 22 of the Texas Business Organizations Code, adopt the following resolution at a duly called Board meeting:

WHEREAS, the property encumbered by the Covenants, Conditions and Restrictions Enforcement Process is that property initially restricted by the Declaration of Covenants, Conditions, and Restrictions for Plantation Lakes (hereinafter "Declaration"), recorded under Waller County Clerk's File No. 403932 and recorded under Grimes County Clerk's File No. 194638 in the Official Public Records of each County, and any other subdivisions which may have been or may be subsequently annexed thereto and made subject to the authority of the Association: and

WHEREAS, Article XV Section F of the Declaration, provides that the Association shall have the power to enforce the provisions of the Declaration and Rules and Regulations by all lawful means; and

WHEREAS, property values in the Plantation Lakes Subdivision are affected by the appearance of the Subdivision; and

WHEREAS, no buildings, hardscape, additions, modifications or improvements shall be crected, placed or performed on any Homesite until the construction plans and specifications have been submitted and approved in writing by the ARC as compliant with the terms of the Declaration, guidelines, appearance, and aesthetics of the Plantation Lakes Subdivision; and

WHEREAS, at times, it is unclear whether approval of the ARC must be obtained by an Owner who desires to complete regular maintenance or minor repairs at their Homesite; and

WHEREAS, it is the desire of the Board of Directors to provide clarification to Owners regarding-the-conditions-under-which-ARG-approval-must-be-sought-when-completing-regular maintenance or minor repairs.

NOW THEREFORE, BE IT RESOLVED THAT in consideration of the above factors and others, the Plantation Lakes Community Association, Inc., acting through the Board of Directors, hereby resolves to adopt and publish this Resolution Clarifying Articles VII and Article VIII of the Declaration pertaining to ARC approval and general maintenance of Homesites.

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ARC approval is not needed to maintain or repair a driveway, which must use one of the following materials: concrete, asphalt, gravel, iron ore or crushed rock. ARC approval is also not required to repaint a fence or to repaint the house or other structures. These activities fall under Article VIII Maintenance, where maintaining the driveway is specifically noted. These activities are not considered modification or improvements, as noted in Article VII.B, ARC Approval Required.

# ARTICLE VII ARCHITECTURAL RESTRICTIONS

#### B. ARC Approval Required

No buildings, hardscape, additions, modifications or improvements shall be erected, placed or performed on any Homesite until the construction plans and specifications including, but not limited to, the site plan, design development plan, and exterior plan have been submitted in duplicate to and approved in writing by the ARC as hereinafter provided.

#### ARTICLE VIII MAINTENANCE

#### A. General Maintenance

Each Owner shall maintain and keep in good repair his or her Dwelling and all structures, parking areas and other improvements, including mail box, driveway and its apron portion forward of the building line comprising the Homesite. All structures and other improvements designed to be painted must be kept painted and the paint may not be allowed to become faded, cracked, flaked or damaged in any manner.

THIS RESOLUTION IS ADOPTED the day of February, 2017, by a majority of the Board of Directors of the Association.

PLANTATION LAKES COMMUNITY

ASSOCIATION, INC.

John Morgan, Pres

THE STATE OF TEXAS

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COUNTY OF montgoment &

ACKNOWLEDGMENT

This instrument was acknowledged before me on the 17th day of 1141 day of 1141



Notary Public in and for the State of Texas

### AFTER RECORDING, RETURN TO:



SEARS, BENNETT & GERDES, LLP

9700 Richmond Avenue, Suite 222 Houston, Texas 77042

Filed for Record in:
Grides County
On: May 01-2017 at 02:08P
As a RECORDINGS

Document Mumber: 00286934 Amount 24.00 Receipt Number - 91227 By: 7ing 5 Schroeder

STATE OF TEXAS

I hereby certify that this instrument was
filed on the date and time stammed hereon by we
and was duly recorded in the volume and mase
of the named records of:

Grimes County

Grimes County as stamped hereon by me. May 01,2017

David Pasket, Grimes County Clark Grimes County

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