

**PLANTATION LAKES COMMUNITY ASSOCIATION, INC.****RESOLUTION CLARIFYING ARTICLES VII AND ARTICLE VIII 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 erected, 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 ARC 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.

## CLARIFICATION OF ARTICLE VII and ARTICLE VIII

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 7<sup>th</sup> March ~~February~~ day of ~~February~~ 2017, by a majority of the Board of Directors of the Association. TF

PLANTATION LAKES COMMUNITY  
ASSOCIATION, INC.

By: John Morgan  
John Morgan, President

THE STATE OF TEXAS

COUNTY OF Montgomery

ACKNOWLEDGMENT

This instrument was acknowledged before me on the 7<sup>th</sup> day of March 2017  
by John Morgan, President of Plantation Lakes Community Association, Inc.



Terri Free  
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 AND RECORDED

**Instrument Number: 1703120**

Filing and Recording Date: 04/26/2017 10:03:47 AM Pages: 4 Recording Fee: \$24.00

I hereby certify that this instrument was FILED on the date and time stamped hereon by me and was duly RECORDED in the OFFICIAL PUBLIC RECORDS of Waller County,



A handwritten signature in cursive script that reads "Debbie Hollan".

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Debbie Hollan, County Clerk  
Waller County, Texas

ANY PROVISION CONTAINED IN ANY DOCUMENT WHICH RESTRICTS THE SALE, RENTAL, OR USE OF THE REAL PROPERTY DESCRIBED THEREIN BECAUSE OF RACE OR COLOR IS INVALID UNDER FEDERAL LAW AND IS UNENFORCEABLE.

CSC, Deputy

Returned To: