

ASHFORD WEST COMMUNITY ASSOCIATION, INC.
RESOLUTION REGARDING EXTERIOR MAINTENANCE GUIDELINES

WHEREAS, Chapter 204, Section 204.010 of the Texas Property Code authorizes associations acting through their boards of directors to regulate the use, maintenance, repair, replacement, modification, and appearance of the subdivision; and,

WHEREAS, such rules are necessary 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:

EXTERIOR MAINTENANCE GUIDELINES

All improvements on a lot must be maintained in a state of good repair and shall not be allowed to deteriorate. Repairs shall include, but not be limited to, the following:

1. All painted surfaces must be clean and smooth with no discolored or bare areas or peeling paint, and all surfaces must be free of mildew.
2. All rotted and damaged wood must be replaced and any damaged brickwork repaired.
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 or curling shingles.
5. All glass surfaces must be whole.
6. Garage doors must be undamaged and in good repair.
7. Fences and gates must be kept in good repair with no missing or broken pickets.
8. Sidewalks, driveways and curbs must be clean and in good repair. Seams must be kept free of weeds.
9. Lawns must be kept mowed, edged, and weed free, flowerbeds must be kept free of weeds, and shrubs and trees must be kept trimmed.
10. There shall be no storage of items or debris in public view.
11. Mailboxes must be maintained in good repair.
12. Trash cans shall be stored out of public view except on collection day.
13. No automobiles, boats, trailers, campers, motorcycles, buses, trucks, tractors, recreational vehicles, inoperable vehicles, equipment or machinery of any kind, or any item deemed unacceptable by the Board, shall be stored over a 48-hour period.

Adopted this the 16th day of March, 2004, by at least a majority of the Board of Directors.

ASHFORD WEST COMMUNITY
ASSOCIATION, INC

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CERTIFICATION

I, the undersigned, pursuant to §202.006 of the Texas Property Code, do hereby certify, as follows:

- (1) I am the Secretary for the Ashford West Community Association, Inc., hereinafter the "Association", a Texas non-profit corporation;
- (2) the following Resolutions are attached hereto: (a) Exterior Maintenance Guidelines and (b) Procedures and Certified Letters;
- (3) the above-referenced Resolutions apply to the operation and utilization of property within the Ashford West Community Association, Inc., a subdivision in Harris County, Texas;
- (4) the above-referenced Resolutions are true and correct copies of the originals; and
- (5) a description of the property affected by the said Resolutions is:

for
Notes

Ashford West, Section One, a subdivision in Harris County, Texas according to the map or plat thereof recorded in Volume 145 Page 124 of the Map Records of Harris County, Texas, as modified by any supplements thereto or replats thereof, and

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Ashford West, Section Two, a subdivision in Harris County, Texas according to the map or plat thereof recorded in Volume 155 Page 133 of the Map Records of Harris County, Texas, as modified by any supplements thereto or replats thereof.

IN WITNESS WHEREOF, I have hereunto subscribed my name on this the 18 day of May, 2004.

Virginia C. Meyer
Virginia C. Meyer, Secretary

FILED FOR RECORD
8:00 AM

JUN 18 2004

Dorely B. Kyprianou
County Clerk, Harris County, Texas

STATE OF TEXAS §
 §
COUNTY OF HARRIS §

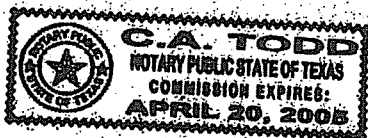
BEFORE ME, the undersigned authority, on this day personally appeared Virginia C. Meyer, Secretary for the Ashford West Community Association, Inc., and known by me to be the person whose name is subscribed to the foregoing document and, being by me first duly sworn, declared that she is the person who signed the foregoing document in her representative capacity and that the statements contained therein are true and correct.

Given under my hand and seal of office this the 18th day of May, 2004.

C.A. Todd
Notary Public, State of Texas



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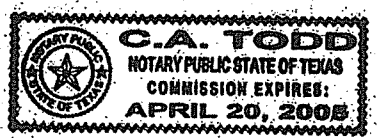


Virginia C. Meyer
Secretary

THE STATE OF TEXAS

COUNTY OF HARRIS

This instrument was acknowledged before me, on the 16th day of March, 2004, by Virginia Meyer, Secretary of Ashford West Community Association, Inc.



C.A. Todd
NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS

NOT ✓
Holt & Young
6363 WOODWAY #800
HOUSTON, TX 77057

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