

2021 CLEAR LAKE FOREST COMMUNITY ASSOCIATION, INC.'S PROPERTY MAINTENANCE CLARIFICATIONS

WHEREAS, Clear Lake Forest Community Association, Inc. ("Association") is charged with administering and enforcing those certain covenants, conditions and restrictions contained in the recorded Declarations for the various sections of the Clear Lake Forest community (referred to collectively as "Declarations"); and

WHEREAS, 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, the Declarations require that all lots shall be kept at all times in a sanitary, healthful and attractive condition; and

WHEREAS, the Declarations limit the use of the residential properties within Clear Lake Forest to single family residential purposes and prohibit business activities on such properties; and

WHEREAS, chapter 202 of the Texas Property Code was amended effective June 17, 2011, to add Section 202.010 ("Section 202.010") thereto dealing with the regulation of solar energy devices; and

WHEREAS, the Board of Directors of the Association ("Board") has determined that in connection with maintaining the aesthetics and architectural harmony of the community, and to provide clear and definitive guidance regarding exterior maintenance, residential use AND solar energy devices, therein, it is appropriate for the Association to adopt guidelines regarding these matters within the community.

NOW, THEREFORE, the Board has duly adopted the following Property Maintenance Guidelines:

1. Exterior Maintenance (All improvements) on a lot must be maintained in a state of good repair and shall not be allowed to deteriorate. For purpose of clarity the word "promptly" used herein shall mean within 30 days or a time specified by written approval from the Board. Repairs shall include, but not be limited to, the following:

a. All painted surfaces must be clean and smooth with no bare areas or peeling paint, and all surfaces must be free of mildew.

b. All rotted and damaged wood must be replaced, and any damaged brickwork repaired. Missing or damaged trim and/or shutters must be promptly replaced, repaired or removed.

c. Gutters must be kept in good repair/working order, free of trash with no sags or visible dips.

d. Roofs must be maintained in good repair with no missing, curling or visibly loose/damaged shingles.

e. All glass surfaces must be whole. Temporary repair including but not limited to wood, cardboard or any form of tape must be promptly replaced. Aluminum foil and/or any reflective surfaces are not permitted.

f. Garage doors must be undamaged and in good repair.

g. Any property barrier (Fences and gates) must be kept in good repair. Property barrier damage as a result of natural disaster must be repaired or replaced promptly.

h. Driveways and curbs must be kept clean and reasonably free of damage. Sidewalks must be kept clean and unobstructed. All seams must be kept free of weeds.

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- i. Lawn care must coincide with Taylor Lake Village (TLV) ordinance standards. It must be kept mowed, edged, and weed free. Flower beds/ gardens must be kept free of weeds. Shrubs and trees must be kept trimmed. Walkways must be kept free of organic obstruction (Tree limb or plant overgrowth). Dead shrubbery and trees must be promptly removed.
- j. There shall be no storage of clutter or debris in public view or outside of a property barrier or frontage set-back. Trash containers and/or other debris must be kept out of public view except within a thirty-two hour duration of garbage collection.
- k. There shall be no storage of building, construction or commercial equipment in public view unless approved in advance by the Board /TLV permit and must be promptly removed.
- l. There shall be no parking or storage of trailers or vehicles of any kind on the front lawn or on walkways. Trailers or vehicles which are untitled or untagged or excessive in length must be kept out of public view, concealed behind a conspicuous property barrier and behind a property frontage set-back.
- m. Mailboxes and mailbox stands must be maintained in functional condition and good repair.
- n. Window air conditioners which are visible to the public are not permitted.
- o. Holiday decorations may be installed no earlier than 35 days prior to the holiday and removed no later than 15 days after the holiday. Decorations which are a safety hazard or risk potential damage to adjacent property will not be permitted. For decorations incorporating music or sound effects, sound must be kept at a level that does not offend or become a nuisance to other residents and are not permitted during the hours of 10:00 p.m. to 8:00 a.m.
- p. All flags and flagpoles must be maintained in good condition. Deteriorated flags must be removed and promptly replaced. Deteriorated or structurally unsafe flagpoles must be promptly repaired, replaced or removed.
- q. All Solar Energy Devices require advance written approval of the Board and are subject to Texas State Code guidelines and must be maintained in good repair. Unused or inoperable devices must be removed within 30 days of being taken out of service or damaged.
- r. All television or internet satellite devices must be kept out of public view, are subject to Texas State Code guidelines and must be maintained in good repair. Unused or inoperable devices must be removed within 30 days of being taken out of service or damaged.

2. Residential Property Use

2.1 No trade or business may be conducted in or from any home or lot, except such use within a home where: (a) the existence or operation of the business activity is not apparent or detectable by sight, sound or smell from outside the home; (b) the business activity conforms to all zoning requirements and other restrictive covenants applicable to the property; (c) the business activity does not involve visitation of the home or lot by clients, customers, suppliers or other business invitees or door-to-door solicitation of residents of Clear Lake Forest (CLF); and Clear Lake Forest Community Association, Inc.'s

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(CLFCA) Property Maintenance Guidelines Page 3 of 3 (d) the business activity is consistent with the residential character of the property and does not constitute a nuisance, or a hazardous or offensive use, or threaten the security or safety of other residents of CLF, as may be determined in the sole discretion of the Board. A day-care facility, home day-care facility, church, nursery, pre-school, beauty parlor, barber shop, boarding house, rooming house, or other similar facility is expressly prohibited.

2.2 The terms "business" and "trade" as used in this provision shall be construed to have their ordinary, generally accepted meanings and shall include, without limitation, any occupation, work or activity undertaken on an ongoing basis that involves the manufacture or provision of goods or service for or to persons other than the provider's family, regardless of whether: (i) such activity is engaged in full or part-time; (ii) such activity is intended to do or does not generate a profit; or (iii) a license is required therefor.

2.3 Notwithstanding the above, the leasing of a home for a term of less than 12 months shall be deemed a trade or business within the meaning of this paragraph. The guidelines are effective upon recordation in the Public Records of Harris County. Except as affected by statute and/or by these guidelines, all other provisions contained in the Declarations (DCCR) or any other dedicatory instruments of the Association shall remain in full force and effect.

Approved and adopted by the Board on this _____ day of _____ 2021.

_____ Christopher Keeling, President Clear Lake Forest Community Association, Inc. STATE OF TEXAS § § COUNTY OF HARRIS § Before me, the undersigned authority, on this day personally appeared Christopher Keeling, President of Clear Lake Forest Community Association, Inc., a Texas 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 corporation for the purpose and consideration therein expressed, and in the capacity therein stated. Given under my hand and seal of office this _____ day of _____, 2021.