

**WEST OAK CREEK HOMEOWNERS' ASSOCIATION, INC.
RESOLUTION REGARDING LAWN MAINTENANCE**

WHEREAS, Article 1396-2.02(15) of the Texas Non-Profit Corporation Act authorizes non-profit corporations to have and exercise all powers necessary or appropriate to effect any or all of the purposes for which the corporation is organized; and

WHEREAS, Section 5.14 of the Community Declaration of Easement, Restrictions and Coverage for West Oak Creek Homeowners' Association, Inc. (hereinafter "Declaration"), provides that the Association shall have the power to adopt, amend, repeal and enforce Rules and Regulations, fines, levies and enforcement provisions as may be deemed necessary or desirable with respect to the interpretation and implementation of the Declaration, the operation of the Association, the use and enjoyment of Association Properties and the use of any other property within the Association Area, including Sites;

WHEREAS, Section 5.15 of the Declaration gives the Association, acting through its Board of Directors, the right to enter upon any property within the Association Area after Notice and Hearing for the purpose of enforcement of the Declaration or Rules and Regulations, and to charge a Reimbursement Assessment and/or fines and penalties for violations of the Declaration or Rules and Regulations; and

WHEREAS, Section 11.13 of the Declaration gives the Association, acting through its Board of Directors, the remedy of self-help.


NOW THEREFORE, BE IT RESOLVED THAT: the following policy regarding lawn maintenance is hereby adopted:

LAWN MAINTENANCE POLICY

1. Lawns (front and back) must be mowed and edged to keep lawns no more than 6 inches high and grass from growing no more than 2 inches on beyond edges.
2. Any Owner failing to comply with this policy shall be sent a ten (10) day notice via certified mail. If the Owner fails to comply within the ten (10) day period, the Association may, but is not obligated to, have the lawn mowed and charge back the costs to the Owner as a Reimbursement Assessment.
3. In addition to any Reimbursement Assessment, the Association may also elect to assess a fine to any Owner for failing to properly maintain his/her lawn pursuant to this Policy. Such fine shall not exceed \$50.00 per occurrence, and shall only be assessed after the Owner has been given 30 days notice via certified mail, return receipt requested, to correct the problem and/or request a hearing before the Board. Such 30-day notice will not be required if the Owner has received a similar notice for lawn maintenance within the preceding six months.
4. If the Board of Directors of the Association is of the opinion that it would be in any way unsafe for a contractor to enter onto any Owner's property for the purpose of lawn maintenance, it may choose not to invoke the Association's self-help remedies, but may still choose to assess fines for such violations under Paragraph 3 herein.

Adopted this 12th day of June, 2012, by at least a majority of the Board of Directors of the Association.

WEST OAK CREEK
HOMEOWNERS' ASSOCIATION, INC.


Secretary

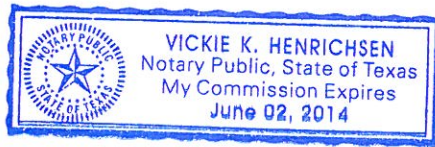
Print Name: Christine F. Rodriguez

THE STATE OF TEXAS

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COUNTY OF GALVESTON

THIS INSTRUMENT was acknowledged before me on this the ____ day of _____, 2012, by the said Secretary of WEST OAK CREEK HOMEOWNERS' ASSOCIATION, INC., a Texas non-profit corporation, on behalf of said corporation.




NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS