

2

RESOLUTION #2014-01
By The
CHAMBERS LANDING HOMEOWNERS ASSOCIATION, INC.
Board of Directors

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LOT MOWING AND MAINTENANCE POLICY

WHEREAS, Chambers Landing Homeowners Association, Inc. ("Association") is charged with the responsibility of operation, management, maintenance and administration of the affairs of Chambers Landing; and

WHEREAS, Article V, Section 2 of the Declaration of Covenants, Conditions and Restrictions of Chambers Landing Phase 1 ("Declaration"), **require owners of a tract or tracts in the project to keep such property free of underbrush, weeds, tall grass, or any other unsightly or offensive growth or accumulation of trash, garbage or unsightly deposits of any nature or kind from the date of purchase of said tract. This requirement is effective as to improved and unimproved tracts;** and

WHEREAS, The Board of Directors (the "Board") of Chambers Landing Homeowners Association, Inc. (the "Association") is empowered to govern the affairs of the Association pursuant to Article II Section 201 of the Bylaws; and

WHEREAS, The Board desires to provide minimum standard mowing and maintenance guidelines to facilitate a greater understanding of the responsibility of property owners, as outlined in the Declaration.

NOW, THEREFORE, BE IT RESOLVED that the Board of Directors does hereby adopt the following Lot Mowing and Maintenance Policy and procedure.

Owners of a tract in Chambers Landing are responsible for mowing and maintaining their property in a neat and attractive condition, consistent with the overall scheme of an upscale, residential community. Failure to adhere to the following minimum guidelines is considered a breach of the Declaration.

Improved Lots

- Lawns/yards must be mowed and trimmed on a *regular basis* to maintain a neat and attractive appearance, **not to exceed nine (9) inches in height.**
- Sidewalks and driveways will be regularly edged to keep grasses from encroaching on surfaces.
- Lawns/plants/shrubbery must be watered to maintain an attractive, healthy appearance.
- All dead plants, shrubs, limbs and trees must be removed in a timely manner.
- All shrubs, foundation plantings, trees and plants will be trimmed in an esthetically pleasing manner and trimmings removed from view after maintenance is performed.
- Trees shall be trimmed a minimum of eight feet up from the ground.

Unimproved Lots

- Must be maintained free of underbrush, tall grasses and any other unsightly growth, and may **not exceed a height of eighteen (18) inches.**
- All dead trees must be removed in a timely manner.
- Must be kept clear of fallen limbs and other debris.
- Trees shall be trimmed a minimum of eight feet up from the ground.
- Mandatory mowing will be rigorously enforced to negate the risk of wildfires and rodent infestation.

1. **Establishment of Violation.**

The failure of any owner to mow and/or maintain his or her Lot in accordance with the Declaration constitutes a "violation" under this Policy for all purposes.

2. **Notice to Lot Owner.**

In the event a Lot is deemed to be in violation of the maintenance standards of Chambers Landing, a written Notice of the violation will be delivered to the owner via U.S. Mail to the address on file.* The Notice will inform the recipient that if the violation is corrected or eliminated within 15 days, no further action will be taken. However, if the violation is not corrected, the Notice will inform the recipient of the date that the Association will enter upon said premises and cure such violation by performing the required maintenance and that the expenses for such corrective action will be the obligation of the Owner, including a \$25.00 per lot administrative fee. The Notice will advise that if the Owner fails to reimburse the Association for the expenses of such maintenance within 30 days after the Association provides the Owner of the amount due, the unpaid amount will be assessed against the Owner as a Maintenance Charge and collectible in the same manner as an unpaid assessment to the Association.

**It is the sole responsibility of the Owner to maintain an accurate mailing address with the Association.*

3. **Nonexclusive Remedy.**

The right to use self-help to maintain a Lot as provided in this Policy will be in addition to and not exclusive of any other rights, remedies and recoveries of the Association for violations of the Association's Governing Documents as created by the Declaration.

This Policy was duly adopted at a meeting of the Board of Directors held on: 9/31/2014

THE STATE OF TEXAS §
COUNTY OF NAVARRO §

This instrument was acknowledged before me on 2nd day of September, 2013, by Lanny Gilliam, President of Chambers Landing Homeowners Association, Inc., a Texas nonprofit corporation, on behalf of said corporation.

Lanny Gilliam
[Signature]
Notary Public Signature

AFTER RECORDING RETURN TO:
Chambers Landing Homeowners Association, Inc.
Jane Abel, Secretary
Post Office Box 1353
Corsicana, Texas 75151

