

**LAKESIDE IMPROVEMENT ASSOCIATION  
MAINTENANCE GUIDELINES**

The undersigned is an Officer of **Lakeside Improvement Association**, a Texas non-profit corporation (the "Association"), who hereby certifies that, at a duly noticed and open meeting of the Board of Directors of the Association ("Board"), held on the 11<sup>th</sup> day of November, 2020, at which a quorum of the Board was present, not less than a majority of the Board adopted the following Lakeside Improvement Association Maintenance Guidelines, which shall become effective as a dedicatory instrument of the Association on the date the instrument is recorded in the Official Public Records of Real Property of Harris County, Texas:

**LAKESIDE IMPROVEMENT ASSOCIATION MAINTENANCE GUIDELINES**

WHEREAS, pursuant to the dedicatory instrument of the Association, including but not limited to the Amended and Restated Declaration of Covenants, Conditions and Restrictions for Lakeside Estates and Lakeside Forest, recorded under Harris County Clerk's File No. **20150551169** (the "Declaration"), and the Amended and Restated By-Laws of Lakeside Improvement Association, recorded under Harris County Clerk's File No. **RP-2016-136147** (the "Bylaws"), the Association is the authorized governing body for the subdivision(s) described therein (the "Subdivision"); and

WHEREAS, TEX. PROP. CODE 204.010(a)(6) provides that, unless otherwise provided by the Declaration or the Association's articles of incorporation or Bylaws, the Association, acting through the Board, may regulate the use, maintenance, repair, replacement, modification, and appearance of the Subdivision;

WHEREAS, the Board, having considered all relevant factors, and based on its business judgment to provide for the welfare of its members, has determined that the adoption and establishment of the following Maintenance Guidelines would assist the Association in regulating the use, maintenance, repair, replacement, modification, and appearance of the Subdivision in a manner that is not inconsistent with the provisions of the Declaration and Bylaws;

**NOW, THEREFORE**, the Board hereby adopts the following as part of these Maintenance Guidelines, which shall be enforceable by the Association by any method provided in the Declaration, Bylaws and/or the laws of the State of Texas in the event of any violation of same:

Any capitalized term used herein below shall have the same meaning as set forth in the Declaration unless specifically designated otherwise.

1. All buildings, structures and other improvements on a Lot (hereinafter "Improvement" or "Improvements") in the Subdivision, including, but not limited to, the single-family residence, the garage and approved outbuildings, if any, must be promptly maintained in a neat and attractive condition and in a state of good repair. The Board shall have the sole and absolute discretion to determine if any Improvement is not being maintained in a neat and attractive condition and/or in a state of good repair.

2. All painted surfaces on any Improvement must be clean with no bare areas, mold, chipping paint or peeling paint.

3. The exterior of all Improvements must be free of mold, mildew, dirt and/or grime. All Improvements must be power-washed when necessary to keep an Improvement free of mildew, dirt and/or grime.

4. Gutters must be kept in good repair and not allowed to sag or hang down from the Improvement to which they are affixed, and all dented or damaged gutters must be promptly repaired or replaced as necessary.

5. Roofs must be promptly maintained in good repair with no missing or curling shingles. All roof patches should be made with the same or substantially the same shingle type and color.

6. All glass surfaces on any Improvement must be whole. Any broken or cracked glass on an improvement on a lot must be promptly repaired or replaced.

7. Garage doors and the windows on same should be undamaged, kept in good repair, and operational. Any damage to a garage door or the windows on same must be promptly repaired or replaced.

8. All exterior wood, siding, brick or other exterior covering on an Improvement must be maintained in good condition and repair. Rotting or damaged materials are prohibited. Any hole in or other damage to exterior wood, siding, brick or other exterior covering on an Improvement must be promptly repaired or replaced.

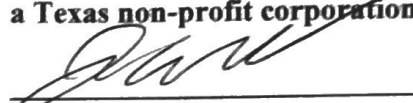
9. Fences and gates must be kept in good repair. Missing fence pickets must be replaced with the same type of fence picket. Any fence or portion of a fence that is leaning will be considered a violation of this provision. All damaged fences and/or gates must be promptly repaired or replaced.

10. Lawns must be kept mowed and edged on a regular basis. Grass that is allowed to grow above nine inches (9") will be in violation of the requirement to keep such grass in a neat and attractive condition. All yards and flower beds must be kept weed-free. All shrubs and trees must be promptly trimmed as needed to maintain a neat and attractive appearance.

11. No garbage or rubbish shall be visible to the public on any Lot. All garbage cans and/or other trash receptacles must be kept out of public view at all times. Notwithstanding any language to the contrary in this provision, garbage carts and trash receptacles may be placed on the curb/street for pickup after 5:00 p.m. the day before a scheduled trash pickup, but same must be removed from the curb/street by 10:00 p.m. on the day of collection.


**Certified by the Secretary of the Association:**

**LAKESIDE IMPROVEMENT ASSOCIATION,  
a Texas non-profit corporation**

  
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James McLean, Secretary  
(Printed Name)

STATE OF TEXAS                   §  
   §  
COUNTY OF Harris           §

This instrument was acknowledged before me on this 15<sup>th</sup> day of January, 2021, by James McLean, the Secretary of Lakeside Improvement Association, a Texas non-profit corporation, on behalf of such corporation.

  
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Notary Public - State of Texas

