

Rules and Regulations
Lakewood Forest Fund, Inc.

Order: YZHKP36QL
Address: 11611 Knobcrest Dr
Order Date: 04-26-2022
Document not for resale
HomeWiseDocs

All garbage, rubbish and other waste material being kept temporarily on a LOT pending collection and shall be kept in a closed sanitary container/s with top/s or lid/s securely closed or in a **plastic bags** tied securely. Recyclables shall be kept in recyclable bin provided by the Lakewood Forest Fund. Trash containers, trash carts, plastic bags and recyclable bins on a LOT shall be kept concealed from public view and shall not be kept in an area which extends beyond the front setback lines or the front or side setback line on a corner lot. They must be concealed from public view, except on or after 6 p.m. on the night before regularly scheduled collection days. The trash containers, **trash cans**, and recyclable bins must be taken from the curb and stored from public view by 8 p.m. on the day of pickup.

RESOLVES, on June 4, 2012, that the Fund's *Policy for Storage of Pods on driveways is as follows:*

In order to keep Lakewood Forest a first class community, PODS may be stored on the driveway near the garage for ONE (1) week. Please keep in mind that this is a very temporary situation.

More than one (1) week will require ACC Approval.

RES
Y

LAKWOOD FOREST FUND, INC.
RESOLUTION REGARDING DETACHED STRUCTURES IN REAR OF LOT

WHEREAS, the Lakewood Forest Fund, Inc. (hereinafter referred to as "The Fund"), through its Board of Trustees and in accordance with Restated By-laws of Lakewood Forest Fund, Inc. effective May 1, 1995, exercise rights and powers granted under The Fund's Declaration, Articles of Incorporation, or the By-laws.

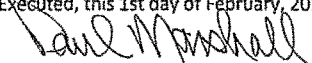
WHEREAS, the Board of Trustees wishes to establish standards for the operation and governance of the Association that serves as guiding principles for both volunteer leaders and members of the Association: and,

WHEREAS, the Board has determined that it is in the best interests of the Association and the Association's members to establish guidelines regarding detached structures to be erected in rear lot.

NOW THEREFORE, BE IT RESOLVED, that the Board of Trustees of The Fund, with the intent to preserve and enhance property values as well as maintain the architectural character of the community, hereby adopts the following guidelines regarding detached structures erected in the rear lot of plot located in Lakewood Forest.

- No more than (1) one detached structure may be erected in each rear lot.
- Approval must be sought from the Architectural Control Committee prior to erecting structure.
- If detached structure is custom built then all construction materials must match those on existing home. (Siding, roof shingle, exterior frame color of windows, paint)
- Structure must be placed so it is not invasive to neighboring properties.
- Lakewood Forest Fund representatives have the right to conduct an onsite inspection to ensure that structure matches plans submitted.
- If Owner(s) falsify information provided to Architectural Control Committee then the original approval letter is void and null and owner is in violation of the Restrictions and Covenants governing property and lots located in Lakewood Forest.
- The Fund shall notify Owner(s) in writing in violation(s) arising from discrepancy between submitted plans and visible construction.
- The Fund shall give the Owner a reasonable period of time to cure the violation.
- If Owner(s) fails to resolve violation(s) within reasonable period as specified by The Fund then an additional notice will be sent in accordance with Texas Residential Property Code 209 allowing owner(s) a hearing with The Fund Board of Trustees.
- The Fund may opt to refer the matter(s) to the Association's attorney for further action with all associated fees being charged back to Owner(s) account.

Executed, this 1st day of February, 2016

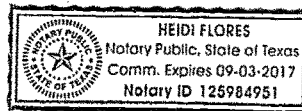


Paul Marshall, President

SUBSCRIBED AND SWORN TO before me, the undersigned authority, on this 1ST day of February, 2016



Notary Public in and for
The State of Texas



10R
NO EE

RP-2016-65495

RP-2016-65495
Pages 2
02/17/2016 12:54 PM
e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
STAN STANART
COUNTY CLERK
Fees \$16.00

RECORDERS MEMORANDUM

This instrument was received and recorded electronically and any blackouts, additions or changes were present at the time the instrument was filed and recorded.

Any provision herein which restricts the sale, rental, or use of the described real property because of color or race is invalid and unenforceable under federal law.

THE STATE OF TEXAS
COUNTY OF HARRIS

I hereby certify that this instrument was FILED in File Number Sequence on the date and at the time stamped hereon by me; and was duly RECORDED in the Official Public Records of Real Property of Harris County, Texas.



Stan Stanart

COUNTY CLERK
HARRIS COUNTY, TEXAS

Order: YZHKP36QL
Address: 11611 Knobcrest Dr
Order Date: 04-26-2022
Document not for resale
HomeWiseDocs

RP-2016-65495