

**PEREGRINE COMMUNITY ASSOCIATION'S
NUISANCE POLICY REGARDING WEEDS**

WHEREAS, **PEREGRINE COMMUNITY ASSOCIATION** (the "Association") is charged with adopting such policies, rules, and regulations reasonably necessary to carry out the obligations of the Association pursuant to its Articles of Incorporation, By-Laws, and Declaration of Covenants, Conditions, and Restrictions (the "Restrictions") applicable to **Peregrine Estates, Sections I and II** (the "Subdivision") recorded in Volume 301, Page 198, Volume 302, Page 865, and Volume 337, Page 551, of the Official Records of Waller County, Texas; and

WHEREAS pursuant to Section 202.006 of the Texas Property Code, **PEREGRINE COMMUNITY ASSOCIATION** is required record all dedicatory instruments of the Association in the Official Records of Waller County; and

WHEREAS, several years ago Peregrine Community Association established a policy for the abatement of nuisances resulting from weeds and under-growth on Lots in the Subdivision; and

WHEREAS, the Board of Directors wishes to memorialize in the Official Public Records of Waller County, Texas, its formal resolution approving such rules, regulations, and policies regarding abatement of nuisances resulting from weeds and under-growth on lots in the Subdivision.

NOW, THEREFORE, it is hereby resolved the following rules, regulations, and policies regarding the abatement of nuisances resulting from weeds and under-growth on lots in the Subdivision of Peregrine Community Association are approved:

RECITALS:

A. Under the Declarations of Covenants, Conditions, and Restrictions (the "Restrictions") applicable to **Peregrine Estates, Sections I and II**, (the "Subdivision"), the Association is authorized to enforce the Restrictions.

B. The Restrictions prohibit a nuisance from being maintained on any lot in the Subdivision.

C. The Association is advised that "nuisance" means anything that works injury, harm, or prejudice to an individual or to the public; everything that endangers life or health; gives offense to the senses; violates the laws of decency; or obstructs the reasonable and comfortable use of property.

D. At least one resident has undergone rabies shots as a result of coming into contact with a rabid skunk coming out of the high weeds on an adjacent Lot.

E. An investigation of ordinances of nearby cities indicates that weeds and undergrowth in excess of nine inches (9") in height are considered a nuisance.

Now THEREFORE, BE IT RESOLVED, that the Association shall and does hereby adopt the following policy as a rule of the Association:


1. Upon complaint to the Board of Directors of high weeds and under-growth on a Lot, the directors will cause the same to be investigated.
2. Upon a finding that the weeds and under-growth on a Lot have an average height in excess of nine inches (9") the Association shall provide a written notice to the Lot Owner, sent certified mail, return receipt requested, to the latest address on the records of the Association, of the findings of the Association; that is, excessively high weeds and under-growth on the Lot constitute a nuisance and request the Owner to cause the same to be cut or mowed within ten (10) days from the date the notice letter is delivered into the custody of the United States Postal Service. No other notice need be given.
3. In the event the Lot Owner timely complies with the notice letter, no further action will be taken by the Association.
4. In the event the Lot Owner does not timely comply with the notice letter, and if the Association does not hear otherwise, the Association will cause the weeds and undergrowth to be mowed. The Association will impose an assessment of the mowing charges and \$50 against such Lot Owner to partially defray the expenses and the extra time and effort of the Association's officers and directors; and may, along with other lot owners, institute legal action against the non-compliant lot owner, for an injunction to abate the nuisance, damages, attorney's fees, and court costs.

ADOPTED on the 28 day of October, 2011.

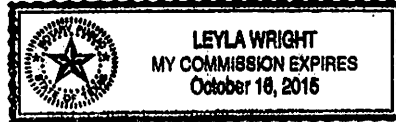
PEREGRINE COMMUNITY ASSOCIATION


Deborah Hoffman, President


Doylene Escue, Vice-President


Ruth Ellis, Treasurer

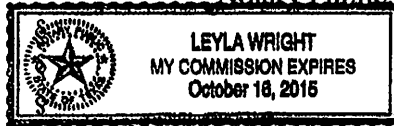
STATE OF TEXAS
COUNTY OF WALLER



This instrument was acknowledged before me on the 28 day of October, 2011, by Deborah Hoffman, President of Peregrine Community Association, on behalf of said association.

Leyla Wright
Notary Public, State of Texas

STATE OF TEXAS
COUNTY OF WALLER



This instrument was acknowledged before me on the 28 day of October, 2011, by Doyleene Escue, Vice-President of Peregrine Community Association, on behalf of said association.

Leyla Wright
Notary Public, State of Texas

STATE OF TEXAS
COUNTY OF WALLER



This instrument was acknowledged before me on the 28 day of October, 2011, by Ruth Ellis, Treasurer of Peregrine Community Association, on behalf of said association.

Leyla Wright
Notary Public, State of Texas

AFTER RECORDING, RETURN TO:
The Gostecnik Law Firm
P. O. Box 449
Pattison, Texas 77466

1106077

FILED FOR RECORD

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DEBBIE HOLLAN
COUNTY CLERK
WALLER COUNTY, TX.

Angela Bush DEPUTY

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THE STATE OF TEXAS
COUNTY OF WALLER

I hereby certify that this instrument was FILED on the date and at the time stamped hereon by me and was duly RECORDED in the Official Public Records of Waller County, Texas, in the Volume and Page as noted hereon by me.



Debbie Hollan

County Clerk, Waller County, Texas