

**Memorial Point Townhouse, Inc.****RULES, REGULATIONS AND POLICIES REGARDING  
RESPONSIBILITY OF ASSOCIATION FOR MAINTENANCE AND REPAIRS**

The Board of Directors of Memorial Point Townhouse, Inc. ("the Association") hereby adopts the following rules, regulations and policies regarding the responsibilities of the Association for Maintenance and Repairs set forth in the Declaration of Covenants, Conditions and Restrictions for Sections One and Two of Memorial Point Townhouse Development, as filed in the Real Property Records of Polk County, Texas ("the Declaration"). This document supersedes any and all previous documents related to Maintenance Responsibility. To the extent any provisions hereof directly conflict with the provisions of the Declaration, the provisions of the Declaration shall control.

The corporate formation documents of the Association direct the Association to provide for the improvement, maintenance, preservation and architectural control of the residence Lots and improvements, the common areas and facilities, and any additions and to promote the health, safety and welfare of the residents. The Association is further directed to perform all of the duties and obligations set forth in the Declaration. Any terms defined in the Declaration shall have the same meanings as specified in the Declaration. The Declaration directs the Association to provide a fund for the recreation, safety, and welfare of the residents, and the improvement and maintenance of the Property, the Townhouses, and the common areas or facilities. The Declaration further specifically directs the Association to provide repair, replacement, and maintenance of the Lots and the exteriors of the Townhouses, including, but not limited to, mowing grass, caring for the grounds, sprinkler system, landscaping, roof and exterior walls of the Townhouses, concrete bulkhead and bulkhead lights, breakwater (if any), and pier. The Declaration requires the Association to provide exterior maintenance of paint, and repair, replacement, and care of roofs, porches, exterior building surfaces, trees, shrubs, grass, walks, and other exterior improvements.

The Declaration exempts any glass surfaces, patios, windows, door fixtures and other hardware from the responsibility of the Association. The Declaration further exempts all fixtures and equipment installed for each Townhouse, commencing at a point where the utility lines, pipes, wires, conduits or systems commence to serve each single Townhouse.

In accordance with the Declaration, the Association's responsibility for maintenance and repair is limited to the following items to be maintained and repaired in the manner as determined in the sole discretion of the Board of Directors:

- Grass installed by the original developer or by the Association
- Trees installed by the original developer or by the Association
- Shrubs installed by the original developer or by the Association
- Flowers installed by the original developer or by the Association
- Landscaping installed by the original developer or by the Association
- Mulch installed by the original developer or by the Association
- Sprinklers installed by the original developer or by the Association
- Driveways / Parking Spots constructed by the original developer or by the Association
- Sidewalks constructed by the original developer or by the Association
- Bulkhead constructed by the original developer or by the Association
- Bulkhead lighting installed by the original developer or by the Association
- Ladders installed by the original developer or by the Association
- Pier constructed by the original developer or by the Association
- Breakwater constructed by the original developer or by the Association
- Water service lines (meter to Townhouse) installed by the original developer or by the Association
- Exterior Siding installed by the original developer or by the Association
- Porches/walkways/railing installed by the original developer or by the Association
- Decks/railing/stairs installed by the original developer or by the Association
- Roofs installed by the original developer or by the Association
- Gutters installed by the original developer or by the Association
- Exterior Chimney and caps installed by the original developer or by the Association
- Brick firewalls between each set of 5 units constructed by the original developer or by the Association
- Any exterior amenity that may hereafter be constructed or installed by the Association
- Any exterior amenity constructed or installed for the benefit of the residents, donated to the Association, and accepted by the Association

Any item not included in the above list is specifically excluded. The Association shall not be liable for maintenance or repair of any item not included above. If the need for maintenance or repair of a covered item is caused through the willful or negligent act of the Owner, his family, or guests, or invitees, the cost of such maintenance or repair shall be added to and become part of the assessment to which the lot owned by such Owner is subject.

An owner requesting a repair or maintenance must do so in writing to the Board of Directors or its managing agent through the submission of a work order. The Board of Directors solely shall determine whether the request is for an item described above, whether budget permits the request to be completed, and the manner and means of repair, if necessary.

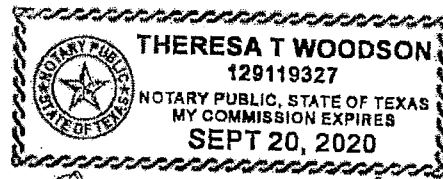
The foregoing Rules, Regulations and Policies regarding the implementation of a maintenance and repair policy, were adopted and approved by a majority vote of the Board of Directors of Memorial Point Townhouse, Inc. at a meeting held on the date set out below.

Date: 11-11-2017, 2017

ATTEST:

*[Handwritten Signature]*

By \_\_\_\_\_  
Secretary,  
Memorial Point Townhouse, Inc.



*[Handwritten Signature: Theresa Woodson]*

RETURN TO JDH ASSOC MNGMT CO  
1776 WOODSTEAD CT. STE 103  
THE WOODLANDS, TEXAS 77380 ✓

FILED FOR RECORD

2017 NOV 20 AM 9:38

*Schelana Hock*  
POLK COUNTY CLERK

STATE OF TEXAS }  
COUNTY OF POLK }  
I, SCHELANA HOCK hereby certify that the instrument was FILED in  
the file number sequence on the date and at the time stamped hereon by  
me and was duly RECORDED in the Official Public Records in Volume  
and Page of the named RECORDS OF Polk County, Texas as stamped  
hereon by me.

NOV 20 2017 *JM*



*Schelana Hock*  
COUNTY CLERK  
POLK COUNTY, TEXAS