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JAN 19 2001

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FAIRMONT PARK WEST COMMUNITY IMPROVEMENT ASSOCIATION, INC.
RESOLUTION REGARDING EXTERIOR MAINTENANCE GUIDELINES

WHEREAS, Chapter 204, Section 204.010 of the Texas Property Code provides the property owners associations acting through their Boards of Directors to regulate the use, maintenance, repair, replacement, modification, and appearance of the subdivision; and,

WHEREAS, such rules are necessary to help maintain the attractiveness of the subdivision and thereby support property values of the subdivision;

NOW THEREFORE, BE IT RESOLVED THAT: the following Exterior Maintenance Guidelines are hereby adopted:

EXTERIOR MAINTENANCE GUIDELINES

All improvements on a lot must be maintained in a state of good repair and shall not be allowed to deteriorate. Repairs shall include, but not be limited to, the following:

1. All painted surfaces must be clean and smooth with no bare areas, peeling or faded paint, and all surfaces must be free of mildew.
2. All rotted and damaged wood and siding must be replaced and any damaged brickwork repaired.
3. Gutters must be kept in good repair and not allowed to sag or hang down.
4. Roofs must be maintained in good repair with no missing or curling shingles and entire roof must be same color.
5. All glass surfaces must be whole.
6. Garage doors must be undamaged, in good repair and painted.
7. Fences and gates must be kept in good repair and wood fences may not be painted.
8. Sidewalks, driveways and curbs must be clean and undamaged. Seams must be kept free of weeds.
9. Lawns must be kept mowed, edged and free of overgrown weeds, flowerbeds must be kept free of overgrown weeds, and shrubs and trees must be kept trimmed.
10. There shall be no storage of clutter and debris in public view. Trash cans must be stored out of public view
11. Individual mailboxes and yard lights must be maintained in good repair.
12. Basketball goals shall be kept in good repair to include backboard, rim, and net.

Adopted this 17 day of Jan, 2000 ^{est.}
2001

Dina Garcia
Secretary

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