

STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF BEXAR

**RESOLUTION OF THE BOARD OF DIRECTORS  
WOODVIEW AT BULVERDE CREEK HOMEOWNERS ASSOCIATION, INC.  
REGARDING PROPERTY AND LOT MAINTENANCE STANDARDS**

WHEREAS, Woodview at Bulverde Creek Homeowners' Association, Inc. (hereinafter the "Association") is a property owners' association established by, and governed through, the Articles of Incorporation, Bylaws, and the Declaration of Covenants, Conditions and Restrictions for Woodview at Bulverde Creek Homeowners' Association, Inc., Planned Unit Development, recorded in Official Public Records of Real Property, Bexar County, Texas, as amended (hereinafter "the Declaration"); and,

WHEREAS, the management of the Association is vested in the Board of Directors of the Association (hereinafter the "Board of Directors"), pursuant to the Declaration and the Bylaws; and,

WHEREAS, Article V, Section 5.02, of the Association's Bylaws provide that "The Board of Directors shall have the powers and duties necessary for the administration of the affairs of the Association and for the operation and maintenance of the land in keeping with the character and quality of the area in which it is located"; and

WHEREAS, the Board has determined that it is in the best interests of the Association to adopt a formal set of standards for homeowner property and lot maintenance.

NOW, THEREFORE, BE IT, AND IT IS HEREBY, RESOLVED that the maintenance of individual property and lots shall meet or exceed the following standards:

**YARDS:**

Homeowners shall:

- a. cultivate an attractive ground cover or grass on all areas visible from the street or neighboring properties;
- b. maintain all areas in a sanitary and attractive manner;
- c. edge the street curbs that run along the property line and the sidewalks and driveway located on the lot;
- d. mow the lot at regular intervals so as to maintain the property in a neat and attractive appearance; and
- e. not permit weeds to grow to a height or in such abundance so as to detract from the aesthetic appearance of the neighborhood;

- f. remove weeds in a timely manner from plant beds and xeriscape areas;
- g. not permit vegetables to be grown in any portion of the lot that faces a street unless completely screened from public view by privacy fencing.

**TREES, SHRUBS AND OTHER PLANTS:**

Homeowners shall:

- a. keep trees, shrubs, and other plants trimmed to remove any dead branches and foliage;
- b. remove dead trees, shrubs, and other plants in a timely manner.
- c. shape trees, shrubs, and other plants so as to present an aesthetic appearance;
- d. not permit trees and shrubs to grow out over the street and/or sidewalk in a manner that would inhibit the unobstructed use of such street and/or sidewalk.

**IMPROVEMENTS:**

Homeowners shall:

- a. maintain the exterior of all buildings, fences, walls, and other improvements on the lot in good condition and repair;
- b. replace worn and rotten parts;
- c. repaint/re-stain previously painted surfaces as necessary;
- d. not permit the roofs, rain gutters, downspouts, exterior walls, windows, doors, walks, driveways, parking areas, or other exterior portions of the improvements to deteriorate.

Additionally, homeowners shall:

- a. not store building materials, mulch, top soil, etc. in a location visible from the street for a period exceeding 72 hours unless a time extension is granted.

**TRASH/RECYCLING RECEPTACLE STORAGE:**

Homeowners shall:

- a. store all receptacles for trash/recycling disposal in the garage or behind the privacy fence so as to not be visible from the street.
- b. receive written approval from Architectural Control Committee (ACC) for other methods of screening trash/recycling receptacles so as to be not visible from the street.

Additionally, homeowners shall:

- a. adhere to the provisions of the City of San Antonio Code of Ordinances, Section 14.11 which stipulates that:
  - (1) receptacles may not be placed curbside earlier than 6:00 a.m. the day of scheduled pick-up;
  - (2) receptacles must be removed from curbside no later than 10:00 p.m. that same day.

#### **HOLIDAY DECORATIONS:**

Homeowners shall:

- a. display holiday decorations no sooner than 30 days prior to the applicable holiday;
- b. remove decorations no later than 30 days following the applicable holiday.

#### **POLITICAL SIGNS:**

Guided by the provisions of the Texas Property Code, Title 11, Section 202.009, pertaining to the display of political signs, a homeowner:

- a. may display, on or after the 90th day before the date of the election to which the sign relates, one (1) sign pertaining to a candidate or issue appearing on the ballot.
- b. must remove any such sign before the 10th day after that election date.

Signs:

- a. must be ground-mounted;
- b. shall not contain roofing material, siding, paving materials, flora, balloons or lights, or any other nonstandard decorative component;

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- c. shall not contain language, graphics, or any display that would be offensive to the ordinary person; or
- d. shall not be accompanied by music or other sounds or by streamers or is otherwise distracting to motorists.

**MISCELLANEOUS:**

Additionally, homeowners shall:

- a. ensure house number is posted, clearly visible, and readily discernable from the street;

Thus resolved by the Board of Directors, adopted at a duly and properly called meeting of the Board of Directors on the 10th day of May, 2010, to certify which the President of the Association has affixed their signature below.

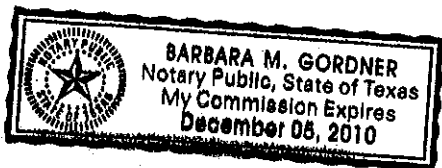
ASSOCIATION:

WOODVIEW AT BULVERDE CREEK  
HOMEOWNERS ASSOCIATION, INC.,  
a Texas non-profit corporation

By: Tammy Windsor  
Tammy Windsor, President

STATE OF TEXAS :  
:  
COUNTY OF BEXAR :

This instrument was acknowledged before me on this 21 day of July, 2010 by Tammy Windsor, President of Woodview at Bulverde Creek Homeowners Association, Inc., a Texas non-profit corporation, on behalf of said corporation and partnership.



Barbara M. Gordner  
Notary Public, State of Texas  
Barbara M. Gordner

[RECORDING INFORMATION PAGE TO FOLLOW]