

**GRAND LAKE ESTATES
PROPERTY OWNERS ASSOCIATION, INC.**

**RESOLUTION REGARDING
NATURAL VEGETATIONS AREA PILOT PROGRAM**

WHEREAS, GRAND LAKE ESTATES PROPERTY OWNERS ASSOCIATION, INC., (hereinafter referred to as the "ASSOCIATION"), through its Board of Directors has the authority under Texas Property Code Section 204.010(a)(6) to regulate the use, maintenance, repair, replacement, modification, and appearance of the subdivision;

WHEREAS, Texas Property Code Section 204.010(a)(21) authorizes a property owners' association to exercise other powers necessary and proper for the governance and operation of the property owners' association;

WHEREAS, Section 22.202(b) of the Business Organization Code provides that "[a] corporation is considered to have vested the management of the corporation's affairs in the board of directors of the corporation in the absence of a provision to the contrary in the certificate of formation;"

WHEREAS, the preamble of the Declaration of Covenants, Conditions, and Restrictions for Grand Lake Estates Sections One through Eleven (hereinafter "Declaration") provides that the Declaration is in place "for the purposes of enhancing and protecting the value, desirability and attractiveness of said Property;"

WHEREAS, Article III, Section 3.18 of the Declaration provides that "[a]ll lots, at owner's sole cost and expense, shall be kept at all times in a neat, attractive, healthful and sanitary condition, and from the date any lot is under brushed or cleared, the owner or occupant of said lot shall keep all weeds and grass thereon (outside of natural vegetation areas or preserves) cut....In the event of the failure of owner to comply with above requirements, after ten (10) days written notice thereof, the Association or their designated agents may, in addition to any and all remedies...enter upon...said lot to cut...such weeds and grass;"

WHEREAS, the Association is comprised of estate-sized lots in a country setting and every Section contains undeveloped lots;

WHEREAS, many undeveloped lots in the Association share a boundary with adjacent wilderness/forest reserves areas, golf course "rough" areas, other undeveloped lot(s), or platted Association Reserves;

WHEREAS, the presence of natural vegetation between developed areas of lots and wildlife habitats/native plants could significantly reduce surface erosion on undeveloped lots;

WHEREAS, it is the desire of the Board of Directors to alleviate surface erosion on undeveloped lots by providing owners the option of allowing natural vegetation to grow on previously cleared, undeveloped lots for a test period of one (1) year (the "pilot program");

WHEREAS, during this one year pilot program, the Association will not exercise its right to perform "force-mows" on previously cleared, undeveloped lots;

WHEREAS, such actions should operate to alleviate surface erosion on undeveloped lots, maintain the attractiveness of the subdivision, and support property values in the Association;

WHEREAS, on September 22, 2010 the Board of Directors voted unanimously to "[e]stablish a pilot program of identifying undeveloped lots individually for designating as natural vegetation areas or preserves to improve neighborhood aesthetics while minimizing cost of mowing;"

WHEREAS, on October 26, 2010 the Board of Directors voted unanimously to "[a]ccept the [Natural Vegetation Areas Pilot Program] Sub-Group's Recommendation for the Pilot Program as amended in discussion," which amended recommendations are as follows:

1. No change from present policy on non-cleared, undeveloped lots.
2. No change from present policy on developed properties.
3. On cleared, undeveloped lots, owners will have the option to allow said lots to return to a state of "natural vegetation areas or preserves" per Article III, Section 3.18 of the Declaration.
4. We test as pilot program for one (1) year with seasonal monitoring for aesthetics. Program will be re-evaluated after that time."
5. Existing outstanding monies owed to the POA shall be collected or negotiated with owners."

NOW THEREFORE, BE IT RESOLVED THAT in consideration of the above factors and others, the Board, hereby resolves to adopt and publish the following policy regarding the Natural Vegetation Area Pilot Program as follows:

NATURAL VEGETATION AREA PILOT PROGRAM
POLICY & PROCEDURES

1. Present policy on non-cleared, undeveloped lots shall remain in effect.
2. Present policy on developed properties shall remain in effect.

3. In regard to previously cleared, undeveloped lots, owners will have the option to allow said lots to return to a state of "natural vegetation area or preserve" per Article III, Section 3.18 of the Declaration.
4. Pilot program will be in effect for one (1) year from the date signed below with seasonal monitoring for aesthetics. Program will be re-evaluated after that time.
5. Existing outstanding monies owed to the Association shall be collected or negotiated with owners.

ADOPTED this 3rd day of December, 2010, by at least a majority of the Board of Directors of the Association.

FILED FOR RECORD

12/10/2010 2:30PM



COUNTY CLERK
MONTGOMERY COUNTY, TEXAS

STATE OF TEXAS

COUNTY OF MONTGOMERY

I hereby certify this instrument was filed in file number sequence on the date and at the time stamped herein by me and was duly RECORDED in the Official Public Records of Montgomery County, Texas.

12/10/2010



County Clerk
Montgomery County, Texas