

**CERTIFICATE OF ADOPTION OF POLICY REGARDING THE LANDSCAPING AND  
MAINTENANCE OF THE COMMON OPEN AREAS OF THE LAKES OF  
WOODTRACE COMMUNITY ASSOCIATIONS, INC.**

WHEREAS, the Board of Directors ("Board") of Lakes of Woodtrace Community Association, Inc. ("Association") is charged with the responsibility and duty to landscape and maintain the landscaping upon the Common Open Areas within the community as authorized by the Declaration of Covenants, Conditions, and Restrictions for Lakes of Woodtrace recorded in the office of the County Clerk of Montgomery County, Texas under Clerk's File No. 2014007958, as said instrument has been or may be amended or supplemented from time to time, encumbering the Lakes of Woodtrace community; and

WHEREAS, from time to time owners have taken it upon themselves to conduct independent and unauthorized maintenance of the Common Open Areas of the Association; and

WHEREAS, the Bylaws provide that a majority of the number of Directors shall constitute a quorum for the transaction of business; and

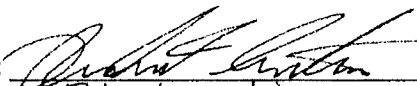
WHEREAS, the Board held a meeting on May 6, 2019, at which a majority of the Directors were present and duly passed the resolution described below.

NOW THEREFORE, in furtherance of their duties as an office of the Association, the undersigned, Robert Santini, President of the Association, does hereby certify that at a duly constituted meeting of the Board held on May 6, 2019, at least a majority of the Directors of the Board were present and duly adopted the following resolution:

RESOLVED: That the Board of Directors, on behalf of the Association, adopts the Landscaping And Maintenance of the Common Open Areas of the Lakes of Woodtrace Community Association, Inc. as attached hereto and incorporated herein for all purposes, to be effective as of July 1, 2019 and which supersedes any landscaping and maintenance policy or agreement which previously may have been in effect.

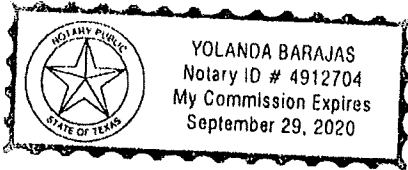
EXECUTED on the dates of the acknowledgments set forth herein below.

LAKES OF WOODTRACE COMMUNITY  
ASSOCIATION, INC., a Texas non-profit  
corporation

By:   
Robert Santini, President

THE STATE OF TEXAS §  
                                  HARRIS §  
COUNTY OF MONTGOMERY §

This instrument was acknowledged before me on May 6, 2019, by Robert Scutini, President of Lakes of Woodtrace Community Association, Inc., a Texas non-profit corporation, on behalf of said corporation.



Yolanda Barajas  
Notary Public, State of Texas

**LAKES OF WOODTRACE COMMUNITY ASSOCIATION, INC.  
POLICY REGARDING THE LANDSCAPING AND MAINTENANCE  
OF THE COMMON OPEN AREAS OF THE  
LAKES OF WOODTRACE COMMUNITY ASSOCIATION, INC.**

The Association is charged with the responsibility and duty to landscape and maintain the landscaping upon the Common Open Areas within the community as authorized by the Declaration of Covenants, Conditions, and Restrictions for Lakes of Woodtrace recorded in the office of the County Clerk of Montgomery County, Texas under Clerk's File No. 2014007958, as said instrument has been or may be amended or supplemented from time to time, encumbering the Lakes of Woodtrace community. In furtherance of that duty, it is the policy of the Association that the landscaping and the maintenance of the Common Open Areas is the exclusive duty of the Association and that Members are not allowed to engage in any landscaping or maintenance of the Common Open Areas of the Association without expressed advanced written authorization from the Board or its designee.

Furthermore, any Member engaging in unauthorized landscaping or maintenance of the Common Open Areas of the Association shall be in violation of the Declaration of Covenants, Conditions, and Restrictions for Lakes of Woodtrace recorded in the office of the County Clerk of Montgomery County, Texas under Clerk's File No. 2014007958 and shall be subject to all enforcement authority pursuant to the Declaration of Covenants, Conditions, and Restrictions for Lakes of Woodtrace recorded in the office of the County Clerk of Montgomery County, Texas under Clerk's File No. 2014007958 and/or Texas law.

**E-FILED FOR RECORD**  
05/17/2019 10:05AM



COUNTY CLERK  
MONTGOMERY COUNTY, TEXAS

STATE OF TEXAS,  
COUNTY OF MONTGOMERY

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

**05/17/2019**



County Clerk  
Montgomery County, Texas