

PINE TRAILS COMMUNITY IMPROVEMENT ASSOCIATION, INC.
GUIDELINE REGARDING REGULATION OF
TURF, VEGETATION AND RAIN BARRELS
ACCORDING TO THE TEXAS PROPERTY CODE

WHEREAS, the Board of Directors of Pine Trails Community Improvement Association, Inc. (the "Association") is authorized to administer the affairs of the Association and provide for the health, safety and welfare of the members and property within the Association and specifically for regulation of turf, vegetation and rain barrels; and,

WHEREAS, Section 202.007 of the Texas Property Code authorizes property owner associations to enforce a provision that regulates turf, vegetation and rain barrels as set forth therein provided it complies with the specific provisions of the Texas Property Code with respect to properties within the jurisdiction of the Association; and

WHEREAS, the Association desires to fully comply with the requirements of Section 202.007 of the Texas Property Code;

NOW THEREFORE, BE IT RESOLVED THAT: the following Guideline regarding flag displays is hereby adopted by a motion, second of the motion and approval by a majority of the members of the Board of Directors at a board meeting :

The Association shall enforce the following guideline for installation turf, vegetation and rain barrels on the properties within the jurisdiction of the Association.

The Association will not enforce a provision that prohibits or restricts implementing measures promoting solid waste composting of vegetation, including grass clippings, leaves, or brush , or leaving grass clippings uncollected on grass. Further, the Association will not prohibit or restrict implementing efficient irrigation systems, including underground drip or other drip systems. However, the Association adopts or enforce reasonable provisions; including:

- 1) restrict the requirements, including size, type, shielding, and materials, for or the location of a composting device provided it does not prohibit the economic installation of the device on the property owner's property where there is reasonably sufficient area to install the device;
- 2) not requiring the Association to permit a composting device to be installed in or on property:
 - A) owned by the Association;
 - B) owned in common by the members of the Association;
 - C) in an area other than the fenced yard or patio of a property owner;
- 3) regulating the installation of efficient irrigation systems, including establishing visibility limitations for aesthetic purposes;

ANY PROVISION HEREIN WHICH RESTRICTS THE SALE, RENTAL, OR USE OF THE DESCRIBED REAL PROPERTY BECAUSE OF COLOR OR RACE IS INVALID AND UNENFORCEABLE UNDER FEDERAL LAW.
THE STATE OF TEXAS
COUNTY OF HARRIS

I hereby certify that this instrument was FILED in File Number Sequence on the date and at the time stamped hereon by me, and was duly RECORDED, in the Official Public Records of Real Property of Harris County, Texas

JUN 22 2012



Stan Stewart
COUNTY CLERK
HARRIS COUNTY, TEXAS

FILED

2012 JUN 22 PM 2:57

Stan Stewart
COUNTY CLERK
HARRIS COUNTY, TEXAS