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RESOLUTION OF  
BRAEBURN GLEN CIVIC CLUB "ASSOCIATION"

Regarding of Supplemental Architectural and Deed Restriction Guidelines  
and violation of such guidelines and covenants for recording in  
the Harris County Real Property Records

DATED: June 26, 2023

STATE OF TEXAS §

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COUNTY OF HARRIS §

I, Manuel Barrera, the President of BRAEBURN GLEN CIVIC CLUB (the  
"Association") do hereby certify that at a regular meeting of the Board of Directors of the  
Association held on APRIL 12, 2023, with a quorum present and remaining throughout, and being  
duly authorized to transact business, the following resolution was adopted. Furthermore, as  
required by our by-laws a general meeting was held on MAY 23, 2023, with the community voting  
in favor of such resolution.

**Documents governing the following subdivision:**

Braeburn Glen, Section One plat recorded in Volume 51, Page 37 of the Map Records of Harris  
County, Texas.

Braeburn Glen, Section Two plat recorded in Volume 59, Page 67 of the Map Records of Harris  
County, Texas.

**Supplemental Governing Documents for Braeburn Glen Association**

**Architectural Guidelines for Braeburn Glen Association**

No permission is needed to paint houses if they use the Sherwin Williams Braeburn Glen  
Approved Colors which is posted on the Braeburn Glen website. Houses that do not presently  
adhere to the paint chart are grandfathered in.

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No permission is needed to repair or replace fencing. No plywood or metal (Sheet metal), or plastic fencing allowed. Any such fence presently installed is grandfather in, but if replaced must be approved fencing material.

No permission to replace roofs is required, however, any use of material different from Asphalt Shingles, or similar looking material must be approved by the Architectural Committee.

Repairing homes such as siding replacement is permitted, without approval of Architectural Committee.

Conversion of garages is permitted; Architectural Committee approval is not required.

Carports are allowed, but they must be similar in design to the house. If unsure, check with the architectural committee.

Fencing in front of the house is permitted, but it must be wrought iron and can be up to six feet in height. The fence can go up the City Easement.

#### **Guidelines for the maintenance of property**

- 1) Overgrown weeds, shrubs, grass, and vegetation are fire and safety hazards. The property owner/occupant is responsible for maintaining weeds and grass at 9 inches or less and brush and shrubbery at 7 feet or less.
- 2) A property owner/occupant may not accumulate lumber, boxes, barrels or similar materials that may be used as a harborage for rats. Control of rat infestations is the responsibility of the occupant/owner.
- 3) Remove garbage, rubbish, lumber, barrels or other materials that may be used to harbor rats or other rodents.
- 4) A junk motor vehicle is any vehicle, visible from a public place or public right-of-way, that is:
  - wrecked, dismantled, discarded, or
  - is inoperable and remains inoperable for a continuous period of more than 30 days on private property, and
  - displays an expired license plate or does not display a license plate.

Any such vehicle must be screened by completely enclosing the vehicle in a building. **Car covers, tarps, bamboo shades and other types of materials are not acceptable screening.**

5) Property owners must not store materials out in the open. These materials include dead trees, tires, refuse, glass, building materials, appliances, inoperable boats, and junk vehicles. Junk, trash, litter, and rubbish cannot be deposited or allowed to accumulate on a lot. This includes junked auto parts, appliances, furniture, building materials, tires, discarded paper, tree trimmings, cardboard, plastics, fallen tree limbs and other offensive or objectionable materials.

6) Remove any rubbish or garbage from the boat or trailer. Elevate the boat or trailer at least six (6) inches from the lot surface. The boat must be stored so that water cannot accumulate in the boat. If the boat is on a trailer, the trailer must be operable.

#### 7) BROKEN FENCES AND OTHER STRUCTURES

It is the property owner/occupant's responsibility to keep all fences and accessory structures, including detached garages and sheds, in structurally sound condition and in good repair as viewed from a public street.

#### **Penalty for violation of Covenants, Restrictions, or guidelines**

A resolution implementing a Fine (Penalty) for violation of maintenance of property guidelines.

A fine of Fifty Dollars (\$50) per day was approved by the board in 2022. Violations of deed restrictions, architectural restriction, and the above guidelines. Such violations may result in a fine of fifty dollars (\$50) per day.

The payment of a penalty does not grant a variance for a violation, nor does it enable a homeowner to allow the violation to remain unabated. All violations must be corrected in a manner satisfactory to the Association.

Such a policy is appropriate and in accordance with, inter alia, Tex. Prop. Code §204.010 (11) as well as Tex. Non-Profit Corporations act. Art. 13 96-2.022 (15).

WHEREAS, the Association is a Texas non-profit corporation governed by the Texas Property Code;

WHEREAS, the policies hereto attached are hereby ratified for the purpose of filing in this County's Real Property Records;

IT IS, HEREBY, RESOLVED, that **BRAEBURN GLEN Civic Club** adopts this formal resolution for the purpose of filing the aforementioned document in this County's Real Property Records.

Manuel Barrera  
Manuel Barrera,  
President Braeburn Glen Civic Club

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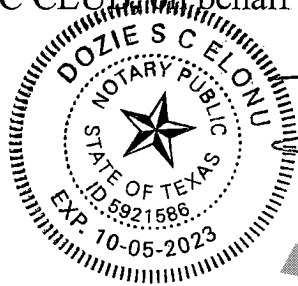
Signed on the 26<sup>th</sup> Day of June 2023.

STATE OF TEXAS §

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COUNTY OF HARRIS §

This instrument was acknowledged before me on the 26<sup>th</sup> day of June, 2023 by Manuel Barrera, Jr. as President of BRAEBURN GLEN CIVIC CLUB, on behalf of said corporation.



[Signature]

Notary Public in and for the State of Texas

W/RET

send;

9402 Camargo Court  
Houston, Texas 77074  
Gloria Barrera

**RECORDER'S MEMORANDUM:**  
At the time of recordation, this instrument was found to be inadequate for the best photographic reproduction because of illegibility, carbon or photo copy, discolored paper, etc. All blockouts, additions and changes were present at the time the instrument was filed and recorded.

RP-2023-234820

COPY

FILED FOR RECORD

10:07:40 AM

Monday, June 26, 2023



COUNTY CLERK, HARRIS COUNTY, TEXAS

RP-2023-234820

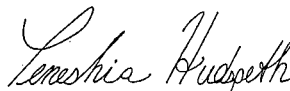
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ANY PROVISION HEREIN WHICH RESTRICTS THE SALE RENTAL, OR USE OF THE DESCRIBED REAL PROPERTY BECAUSE OF COLOR OR RACE IS INVALID AND UNENFORCEABLE UNDER FEDERAL LAW.

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

Monday, June 26, 2023



COUNTY CLERK  
HARRIS COUNTY, TEXAS

