

LAKES ON ELDRIDGE COMMUNITY ASSOCIATION, INC.
RESOLUTION ADOPTING REGULATIONS FOR MAINTENANCE, REPAIR
AND REPLACEMENT OF MAILBOXES

STATE OF TEXAS §
 §
COUNTY OF HARRIS §

WHEREAS, Lakes on Eldridge Community Association, Inc. (the "Association") is the governing entity for the Lakes on Eldridge Subdivision, a subdivision in Harris County, Texas, according to the maps or plats thereof recorded in the Map Records of Harris County, Texas, under Film Code Nos. 363140, 363143, 363146, 363149, 364002 and 364005, along with any amendments, supplements or replats thereto (collectively referred to as the "Subdivision"); and

WHEREAS, the Association, through its Board of Directors, has the authority to regulate the use, maintenance, repair, replacement, modification, and appearance of the Subdivision; and

WHEREAS, Chapter 204, Section 204.010, of the Texas Property Code authorizes associations, acting through their boards of directors, to adopt and amend rules regulating the operation, use, maintenance, repair, replacement, modification, and appearance of the subdivision; and

WHEREAS, the Board of Directors desires to amend the dedicatory instruments of the Lakes on Eldridge Community Association, Inc. to retain and maintain an important and prominent aesthetic aspect of the Community related to mailboxes as was inherited by the Community from the developer of Lakes on Eldridge ("LOE") and installed at the construction of every home in LOE. In particular, the Board of Directors finds and declares that all homes in LOE were originally provided with a mailbox of a matching and uniform design mounted in either a single box or double box arrangement on the top of an elegant, cast iron post of consistent size and design. These mailboxes and posts nicely augment the already high aesthetic standards for LOE and it is the desire of the LOE Board of Directors to retain and maintain this consistent, elegant, and aesthetically attractive feature of the community while recognizing that the original mailboxes and posts are getting older, showing age and wear and have, on occasions, been broken. This Resolution is adopted to formally establish standards for the proper appearance and replacement of LOE mailboxes and posts in an aesthetically consistent manner.

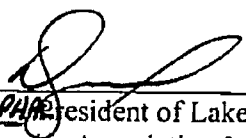
NOW THEREFORE, BE IT RESOLVED THAT, in consideration of the above factors and others, the Lakes on Eldridge Community Association, Inc., acting through the Board of Directors, hereby adopts the "Regulations for Maintenance, Repair and Replacement of Mailboxes" attached hereto as Exhibit "A" and incorporated herein for all purposes.

RP-2019-90109

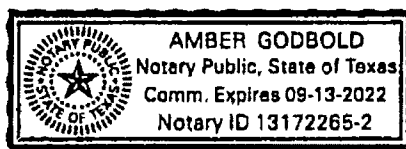
CERTIFICATION

I, the undersigned, being the President of the Lakes on Eldridge Community Association, Inc., hereby certify that the foregoing Resolution and attached Exhibit were adopted by at least a majority of the Lakes on Eldridge Community Association, Inc.'s Board of Directors.

Approved and adopted by the Board of Directors on the 27th day of February 2019



DAVID W. WESTPHAL, President of Lakes on
Eldridge Community Association Inc.



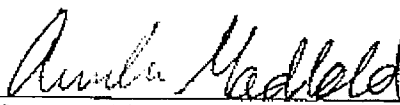
STATE OF TEXAS

§
§
§

COUNTY OF HARRIS

Before me, the undersigned authority, on this day personally appeared David Westphal, President of Lakes on Eldridge Community Association, Inc., a Texas corporation, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that he/she had executed the same as the act of said corporation for the purpose and consideration therein expressed, and in the capacity therein stated.

Given under my hand and seal of office this 27th day of February 2019.



Notary Public, State of Texas

RECORDED BY:

ESG | SEARS
BENNETT
& GERDES, LLP

6548 GREATWOOD PKWY.
SUGAR LAND, TX 77479

RP-2019-90109

Lakes on Eldridge Community Association, Inc.
Regulations for Maintenance, Repair and Replacement of
Mailboxes

I. DEFINITIONS

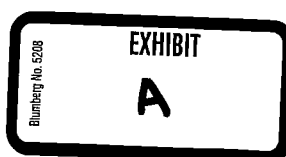
"Mailboxes" shall be defined as the receptacles designed for receiving and sending mail via the United States Postal Service (hereafter called USPS).

II. POLICY

1. Each and every home in LOE is required to have a mailbox for the receipt of mail delivered by the USPS.
2. All new homes in LOE were provided with matching style single or double mailboxes mounted on a single post. Pictures of the required size and design are shown in the Appendix. If it becomes necessary to replace a mailbox or post, the replaced piece must match the pictured size and design in the Appendix, Exhibit 2 & 3.
3. The mailbox parts may be purchased from any supplier that offers the same materials as listed in Appendix Exhibits 2 and 3.
4. LOE mailboxes were positioned on the property in accordance with USPS rules pertaining to curbside delivery for each LOE resident and are listed in the Appendix. If it becomes necessary to replace all or part of your mailbox, it is critical that the replacement be installed in the same location and in strict accordance with USPS Guidelines governing the height of the mailbox and the setback from the curb as shown in Exhibit 1.
5. It is the homeowner's responsibility to maintain their mailbox in good working order. The red flag must be functional. The door must open, shut, and latch properly. The boxes must be securely attached to the posts. The post must be vertical (i.e. not leaning in any direction). The required 3" tall brass street numbers attached to the side of each box should be periodically cleaned or replaced so they are clearly legible. Finally, the semi-gloss, black color for the mailboxes and their post should be maintained.
6. No objects may be permanently attached to mailboxes. It is acceptable to temporarily decorate the exterior of your mailbox in recognition of various holidays or events. These decorations should be removed after the event.
7. If a mailbox post is shared, plans for refurbishing should be coordinated and mutually agreed upon.
8. These Regulations supersede all previously adopted policies regarding mailboxes pertaining to LOE.

III. Administration of Policy

The above policies will be administered by the Board of Directors or the Management Company retained by the Board of Directors.



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IV. Helpful Hints for Maintaining the Functionality and Appearance of Your Mailbox

1. Minor Maintenance of Mailbox: Remove chipped paint with wire brush or sand paper. Remove brass numbers. Spray paint post and mailbox with a rust preventative enamel, semi-gloss black paint. Polish and replace the numbers, or buy new 3" tall brass numbers. If the mailbox has dents or functional problems, it's best to replace the box.
2. Minor Maintenance of Post: If the black paint is badly faded, use similar approach as outlined above for mailbox maintenance. If the post is slightly leaning, it should be possible to straighten it and avoid the major cost of total replacement discussed in item 3 below. In order to accomplish this without damaging the post, remove the dirt around the base of the post on the side opposite the tilt to create a void at least 12" deep, and possibly deeper if the post does not move fairly easily. Then push the post back to vertical. It's not a good idea to attempt to bend the post back to vertical as it might break, forcing you to install a new, very expensive post. After the post has been tilted back to vertical, it would be best to fill all of the voids remaining around the base of the post with concrete.
3. Major Maintenance involving replacement of the post: If the post is severely bent or broken, it will be necessary to replace the post. This is generally a good time to also replace the mailbox (or both mail boxes for shared posts). The post and/or mailbox must be replaced with the same design as shown in the Appendix Exhibits 2 and 3, but does not need to be purchased from these suppliers. Homeowners are welcome to replace their mailbox themselves or hire a contractor to do the work. The Appendix includes the names of a couple contractors as well as approximate prices (as of March 2018) for replacement parts and labor for installation. While the Association does not endorse any contractor, the contractors listed in the Appendix have been successfully used by others for mailbox repair and replacement in LOE.

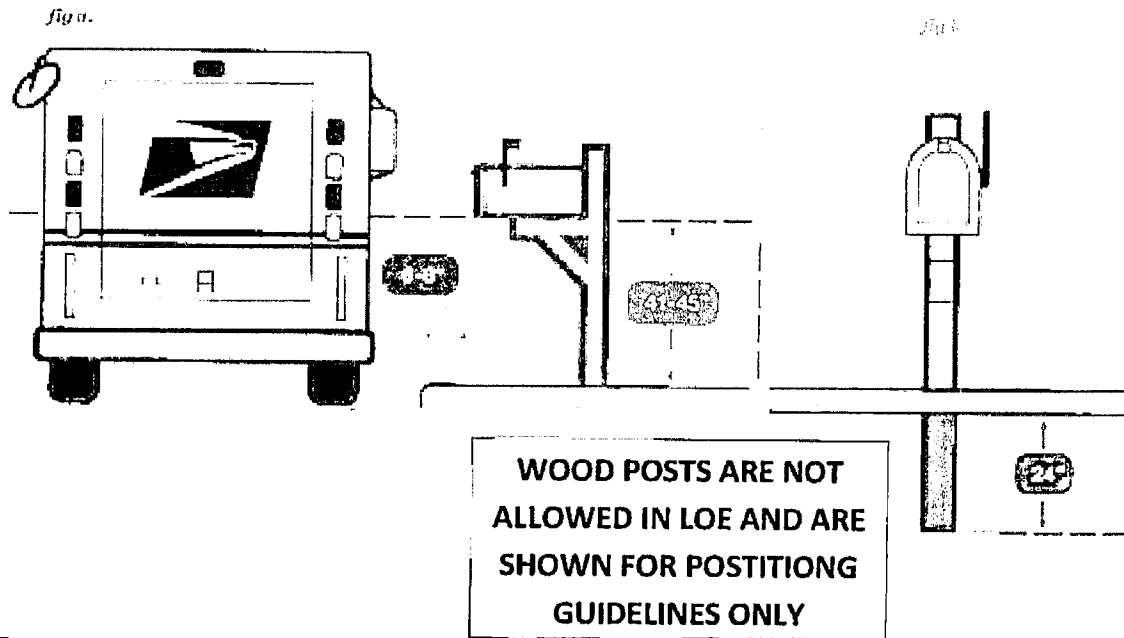
Regulations for Maintenance, Repair and Replacement of Mailboxes

APPENDIX

Exhibits

1. USPS Mailbox Installation Guidelines.
2. Perfection Residential Mailbox Systems, including: parts, prices, and installation costs. Located on N. Eldridge Parkway, 2.5 miles north of LOE.
3. Imperial Mailbox Systems, including: parts and prices. Located in Millbrook, Alabama.
4. Elite Contracting Services, including: labor costs for maintaining or replacing mailbox parts/systems. Located nearby.

Exhibit 1 - Mailbox Guidelines



Installing a New Mailbox

Look for Postmaster General's Seal

Every new mailbox design should be reviewed and receive the Postmaster General's (PMG) seal of approval before it goes to market. If you opt to construct your own mailbox, it must meet the same standards as manufactured boxes, so show the plans to your local postmaster for approval.

Placing the Mailbox

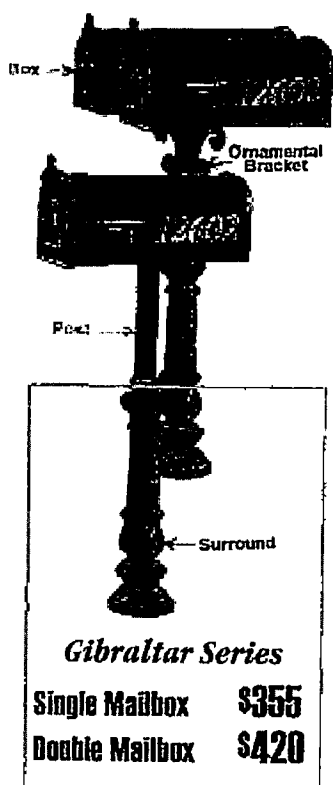
Here are some helpful guidelines to follow when installing your mailbox:

- Position your mailbox 41" to 45" from the road surface to the bottom of the mailbox or point of mail entry.
- Place your mailbox 6" to 8" back from the curb. If you do not have a raised curb, contact your local postmaster for guidance.
- Put your house or apartment number on the mailbox.
- If your mailbox is on a different street from your house or apartment, put your full street address on the box.

EXHIBIT 2 – Perfection Supply

Residential Mailboxes

Heavy-duty, cast-aluminum mailboxes with an elegant black finish and cast brass numbers.



Replacement Parts - Prices & Installed Costs
NOTE: Format of Perfection price sheet altered to fit page

Item	Double Mailbox	
	Single Mailbox	50% per Home
Gibraltar Mailbox w/Flag Model # E1100B00 19"L x 6.5"W x 8.5"H	\$30	\$60
Gibraltar Surround Model # WRB-4	140	140
Post (through Surround) Model # 681-P	80	80
Ornamental Bracket Model MB-681	70	70
Mounting Bracket Model MB-1000	15	30
5 Brass Numbers, 3" tall Model # NUM3B	20	40
Total ex-Sales Tax	\$355	\$420
Sales Tax @ 8.25%	\$29.29	\$34.65
Total Purchase Price	\$384	\$455
Installed Cost - For Everything, Incl Sales Tax	\$520	\$590
Installed Cost - Mailbox Only, Incl Sales Tax	\$131	\$235

Perfection
Fireplaces • Insulation • Sound Control

6742 North Eldridge • Open Monday - Friday: 8-5

713-937-4575

www.PerfectionSupply.com

Mailbox Installation: \$125
(Up to five numbers included)
Additional Numbers
are \$4.00 ea.

Prices do not
include tax

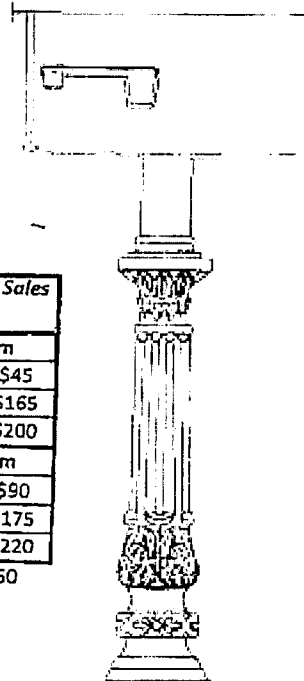
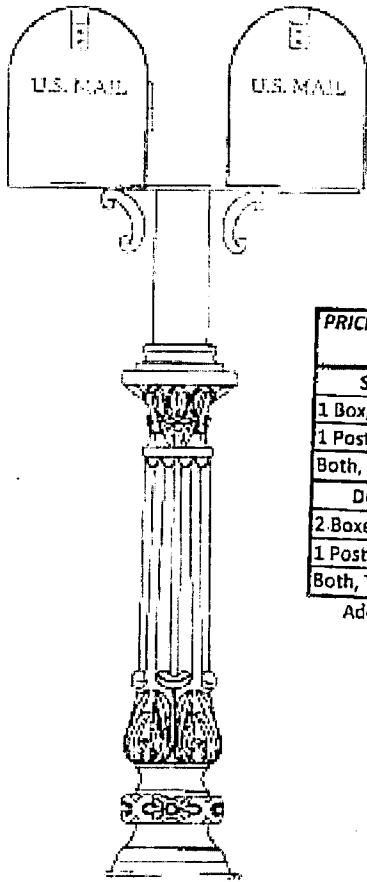
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EXHIBIT 3 – Imperial Mailbox Systems



Imperial Mailbox Systems
 PO Box 340, Millbrook, AL 36054
 Tel: 800-647-0777, FAX: 334-285-6635
 Web: www.imperialmailboxsystems.com
 Sales: Otis Walker



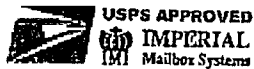
PRICING - Including Sales Tax

Single Box System	
1 Box, code S1	\$45
1 Post, C3-6000	\$165
Both, C3-6010	\$200
Double Box System	
2 Boxes, code S1	\$90
1 Post, TC3-6000	\$175
Both, TC3-6010	\$220

Add Freight ~ \$30-50

STANDARD FEATURES

Die Cast Aluminum
Direct Ground Burial
Durable Enamel Finish



Note: USPS STD 7B Approved Mailboxes Are Required for all Residential Developments, per United States Postal Service.

Effective September 1, 2017

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EXHIBIT 4 – ELITE CONTRACTORS

Elite Contractor Services

Proposal

Customer Information:

Lakes on Eldridge Community Association, Inc
 c/o Creative Management Company
 8323 SW Freeway, Suite 330
 Houston, Texas 77001

Vince Sloan
Elite Contractor Services
 9000 SW Freeway, Suite 100
 Houston, Texas 77074
 713-410-5440

Client	Project Name	Payment Terms	Prop. Date
Vince	GILBRALTER Mailboxes		
	<p>Description</p> <p>1. To replace an already purchased mailbox(s): (labor only) Single: \$ 45 Double: \$ 60</p> <p>2. To strip, prime & paint post only.....\$ 50</p> <p>3. To remove and replace a complete single/double mailbox with pole. (labor only)..... \$ 120</p> <p><u>THANK YOU, ALWAYS!</u></p>	Unit Price	Line Total
			{-}

Make all checks payable to Elite Contractor Services
 Thank you for your business!

Elite Contractor Services 9000 SW Freeway, Suite 100, Houston, Texas 77074 Phone 713-410-5440 Fax 281-573-0946

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Pages 10
03/06/2019 12:07 PM
e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
DIANE TRAUTMAN
COUNTY CLERK
Fees \$48.00

RECORDERS MEMORANDUM

This instrument was received and recorded electronically and any blackouts, additions or changes were present at the time the instrument was filed and recorded.

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.



Diane Trautman

COUNTY CLERK
HARRIS COUNTY, TEXAS

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