

**LAKES ON ELDRIDGE COMMUNITY ASSOCIATION, INC.**  
**RESOLUTION ADOPTING TREE REQUIREMENTS AND ALLOWANCES**

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 use, maintenance, repair, replacement, modification, and appearance of the subdivision; and

**WHEREAS**, the Association has previously adopted Architectural Guidelines and Residential Design Guidelines (hereafter collectively referred to as "Guidelines") which include restrictions pertaining to the number, type, and size of trees which may be planted upon a Lot; and

**WHEREAS**, it is the desire of the Board of Directors of the Association to amend, revise, and update the Guidelines as they pertain to the number, type, and size of trees which may be planted upon a Lot; and

**WHEREAS**, this Resolution and the attached "Lakes on Eldridge Tree Requirements and Allowances" amends, consolidates, and supersedes the aforementioned Guidelines to the extent the Guidelines address the number, type, and size of trees permitted upon a Lot; and

**WHEREAS**, all other provisions of the Guidelines not amended by this Resolution remain in full force and effect; and

**WHEREAS**, it is the desire of the Board of Directors to adopt updated Tree Requirements and Allowances to reduce the number of residential trees required, particularly with regard to live oaks/large trees, on all Lots and major overcrowding on cul-de-sac Lots.

**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 "Lakes on Eldridge Tree Requirements and Allowances" attached hereto as Exhibit "A" and incorporated herein for all purposes.

**CERTIFICATION**

RP-2016-70249

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 18 day of September 2015.

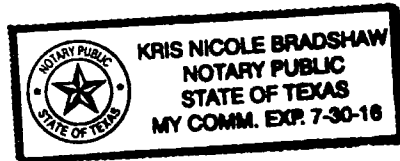
Carlton Thorpe  
Carlton Thorpe, President of Lakes on Eldridge Community Association Inc.

STATE OF TEXAS           §  
  §  
COUNTY OF HARRIS      §

Before me, the undersigned authority, on this day personally appeared Carlton Thorpe, 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 18 day of September, 2015.

Kris Bradshaw  
Notary Public, State of Texas



AFTER RECORDING RETURN TO:  
SEARS | BENNETT | LLP  
9700 RICHMOND AVENUE, SUITE 222  
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**EXHIBIT "A"**

**Lakes on Eldridge Tree Requirements and Allowances**

Effective September 21, 2015

**PREFACE**

These rules become effective September 21, 2015. Any trees that were planted prior to this date are grandfathered. There is no requirement to immediately remove any trees to comply with these new rules. However, homeowner's will be required to add trees if their Existing tree count does not satisfy the **MINIMUM TOTAL** trees specified for any category.

2 Contact ACC if you have any difficulty interpreting these rules, or, if you desire to deviate from these rules. Call before deviating!!

	LOT WIDTH AT THE CURB	NUMBER OF TREES REQUIRED/ALLOWED FOR NON-CUSTOM/ESTATE LOTS			NUMBER OF TREES CUSTOM/ESTATE HOMES
		<50'	50'-80'	>80'	
<b>FRONT YARDS</b>					
Minimum Requirements					
Large Trees per attached Palette		0	0 or 1	1 or 2	Historically, Custom homeowners have been allowed to deviate from the ARC Guidelines with regard to Landscaping. As a result, the landscaping for these properties is not only different than the rest of LOE, but also typically quite a bit more substantial. All desired deviations from the ARC Guidelines were submitted to the ACC (or the Developer before there was an ACC) and many variances were approved. This is the same process that will be followed in the future. If Custom/Estate homeowners wish to deviate from the rules applicable to the rest of LOE, they must submit a detailed plan with an explanation for
Medium Trees per attached Palette		1	2 or 1	1 or 0	
Small Trees per attached Palette		0	0	2	
	<b>MINIMUM TOTAL</b>	<b>1</b>	<b>2</b>	<b>4</b>	
Maximum Allowances					
Large Trees per attached Palette		0	0 or 1 or 2	1 or 2	
Medium Trees per attached Palette		1	2 or 1 or 0	1 or 0	
Small Trees per attached Palette		3	3	5	
	<b>MAXIMUM TOTAL</b>	<b>4</b>	<b>5</b>	<b>7</b>	
<b>BACK YARDS ADJACENT TO LAKES OR COMMON AREAS</b>					
Minimum Requirements					
Large Trees per attached Palette			0 or 1		
Medium Trees per attached Palette			1 or 0		
Small Trees per attached Palette			0		
	<b>MINIMUM TOTAL</b>		<b>1</b>		

<b>SIDE YARDS FOR CORNER LOTS</b>		<b>All Side Yard Widths</b>	why they wish to deviate. However, this process will only apply to Go Forward changes to the existing tree arrangements/species which are being grandfathered. In any event, Custom Homes must satisfy the <b>MINIMUM TOTAL</b> requirements specified for all other residents.
Minimum Requirements (from front elevation to rear property line or driveway)			
Large Trees per attached Palette		0	
Medium Trees per attached Palette		0 or 1 or 2	
Small Trees per attached Palette		3 or 2 or 0	
	<b>MINIMUM TOTAL</b>	<b>2 if both are Mediums</b>	<b>3</b>
		<i>otherwise</i>	
<b>Maximum Allowances (from 10' behind front elevation)</b>			
Large Trees per attached Palette		0	
Medium Trees per attached Palette		0 or 1 or 2	
Small Trees per attached Palette		4 or 3 or 2	
	<b>MAXIMUM TOTAL</b>	<b>4</b>	
<b>TREE MAINTENANCE</b>			
Pruning & Shaping	Trees should be routinely pruned so canopies for mature trees are at least 8' above sidewalks, streets & driveways, and the first floor of the home is substantially visible from the street, and there are no tree limbs touching the home. See <a href="https://www.arborday.org/trees/pruning/">https://www.arborday.org/trees/pruning/</a> for some helpful hints on how to shape trees attractively.		
Removal of dead, dying or diseased trees	Trees that are dying, losing their shape, or that have become safety problems due to falling limbs should be removed. In addition, if you are experiencing root damage to sidewalk, driveway, or foundation, you should consider installing a root barrier or removing the problem tree. When removing trees, grind the stumps if other plants/grass will cover this spot. Otherwise, cut stumps at ground level so stumps are not visible.		
<b>TREE SIZE &amp; PLANTING RULES</b>	New Large and Medium Trees must be a minimum of 30 gallons with a caliper of at least 1.5" at 1' above grade. New Small Trees should be a minimum of 15 gallons. For Front Yards, trees must be planted at least 20' from the curb or halfway between the front elevation of the home and the curb, whichever you prefer. For Side Yards, trees must be planted between the sidewalk and the side fence line. It's also recommended that Large or Medium Trees be planted at least 15 feet from driveways.		
			Exhibit "A", page 1 of 2

**Residential Tree Palette**

NOTES						
1	The following listing of tree species should be used for selecting the required and/or allowed trees listed on the previous page. These trees are generally suitable to conditions in the West Houston area. However, in selecting trees from this list, careful consideration should be given to their cultural requirements as compared to the particular conditions they must endure in a given location. Any soil, water or other tests necessary to determine the existing conditions on a particular site and survivability of the landscaping are the responsibility of the individual owner/resident. Seek advanced approval of the ACC to plant any tree species not listed herein.					
2	See the following websites for more info about these trees: <a href="http://www.arborday.org/trees/treeguide/TreeDetail.cfm?itemID=787">http://www.arborday.org/trees/treeguide/TreeDetail.cfm?itemID=787</a> , or, you can search by Common Name at <a href="https://www.google.com/?gws_rd=ssl">https://www.google.com/?gws_rd=ssl</a> .					
	<b>Common Name --- Flowering Trees Offset to the Right &amp; Bold</b>					
	<b>Large Trees (Height typically 50'-80')</b>					
	Live Oak		40'-80'	60'-100'		
	Water Oak		50'-80'	50'-80'		
	Loblolly Pine		60'-90'	25'-35'		
	Southern Magnolia		60'-80'	40'		
	American Sweet Gum		60'-75'	40'-50'		
	Burr Oak		70'-80'	80'		
	Northern Red Oak		60'-75'	45'		
	Box Elder		70'	30'		
	Cedar Elm		50'-70'	40'-60'		
	River Birch		40'-70'	40'-60'		
	Bald Cypress		50'-70'	25'		

		Two Wing Silver Bell	25'-30'	?	
		<u>Small Trees (height typically 15'-20')</u>	<u>Size of Tree at Maturity</u>		
			<u>Height</u>	<u>Spread</u>	
		Crape Myrtle - common	15'-25'	6'-15'	
		Crape Myrtle - Dynamite & Red Rocket	10'-15'	12'-20'	
		Crape Myrtle - Rhapsody/Pink	10'-12'	12'-15'	
		Dogwood - Cloud 9/Gray/Red Cloud	10'-15'	10'-15'	
		Star Magnolia	15'-20'	10'-15'	
		Sweetbay Magnolia	10'-20'	10'-20'	
		Jane/Lilly Magnolia	10'-15'	10'	
		Texas Lilac Vitex	12'-15'	25'-30'	
		Parsley Hawthorne	15'-20'	?	
		Mexican Plum	15'-30'	20'-25'	
		Chinese Fringe Tree	15'-20'	10'-15'	
		Youpon Holly	12'-25'	?	
		Texas Olive	12'-24'	?	
		Possum Haw Holly	8'-20'	?	
		Bottle Brush Tree	15'	15'	
		Ligustrum Tree	8' - 15'	15' -20'	
		Little Gem Magnolia	15' -20'	8' -10'	

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# Pages 7  
02/22/2016 09:18 AM  
e-Filed & e-Recorded in the  
Official Public Records of  
HARRIS COUNTY  
STAN STANART  
COUNTY CLERK  
Fees \$36.00

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.



*Stan Stanart*

COUNTY CLERK  
HARRIS COUNTY, TEXAS

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