

LAKES ON ELDRIDGE COMMUNITY ASSOCIATION, INC.
RESOLUTION ADOPTING RULES REGARDING YARD AND COMMON AREA
SIGNS OR NOTICES

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, it is the desire of the Board of Directors of the Association to adopt rules regarding display of signs or notices in yards and the common areas to minimize nuisances.

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 "Rules Regarding Yard and Common Area Signs or Notices" attached hereto as Exhibit "A" and incorporated herein for all purposes.

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 20th day of January, 2016.


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

KF-2110-70240

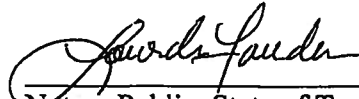
STATE OF TEXAS

§
§
§

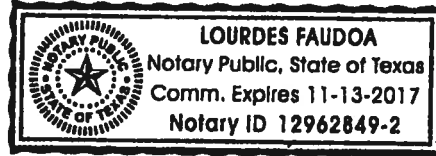
COUNTY OF HARRIS

Before me, the undersigned authority, on this day personally appeared Carlon 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 20th day of January, 2016.



Notary Public, State of Texas



AFTER RECORDING RETURN TO:
SEARS | BENNETT | GERDES | LLP
9700 RICHMOND AVENUE, SUITE 222
HOUSTON, TEXAS 77042
TELEPHONE: (713) 782-1788
FACSIMILE: (713) 782-1787
WEBSITE: WWW.SEARSFIRM.COM

KP-ZU10-7U240

LAKES ON ELDRIDGE COMMUNITY ASSOCIATION, INC.
Rules Regard Yard and Common Area Signs or Notices

The Lakes on Eldridge Declaration currently states the following:

No sign, including political signs, advertisement, billboard or advertising structure of any kind shall be displayed, maintained or placed in the public view on or from any part of the Property or on any Lot, except signs temporarily used by Declarant or any owner on a Lot, of not more than six (6) square feet, advertising the Lot for sale or rent, or signs of architects and builders during the period of construction and sale of improvements on any Lot.

In order to maintain a beautiful neighborhood for all residents, the following clarifications are hereby resolved to the appropriate use of yard or common area signs or notices:

1. No signs are permitted within the common area without the express permission of the LOE Board of Directors. Signs will generally be permitted only for events' notices or parking limitations. These signs will be for the day of the event only.
2. Signs will be permitted on the gates for a lost pet up to 4 days. The resident placing the sign is required to remove the sign after 4 days and clear up any debris associated with the sign. Signs will also be permitted on the gates announcing an LOE sponsored event up to one week in advance of the event. No other signs are permitted on the gates without the express permission of the LOE Board of Directors.
3. As stated in the Declaration, signs in resident yards will be permitted advertising home improvements (such as roofing companies) during the execution of such works and up to a maximum of 1 week after the work is completed. No signs will be permitted for longer periods.
4. Residents may display small signs associated with a child's participation at school for the appropriate sports season or school year only.
5. Subject to the following, residents may display one or more signs advertising a political candidate or ballot item for an election:
 - a. A sign permitted by this section may be displayed on or after the 90th day before the date of the election to which the sign relates and must be removed before the 10th day after the election date.
 - b. Residents may display only one (1) sign for each candidate or ballot item.
 - c. A sign displayed under this section must be ground-mounted.
6. Residents may not display any other signs or notices in their yards without the express permission of the LOE Board of Directors.

RP-2016-70248
Pages 4
02/22/2016 09:18 AM
e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
STAN STANART
COUNTY CLERK
Fees \$24.00

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

04701-0107-111