

November 4, 2009

Dear Residents,

In response to numerous complaints received regarding nuisances in our community, the Greenwood Forest Homeowners' Association Board of Directors has developed the enclosed Nuisance Policy.

This policy is intended to provide guidance and examples of negative activities in our subdivision, which will be pursued and enforced, in accordance with Article VII, Sections 1 – 24 of the Declaration of Covenants, Conditions and Restrictions.

This is not an amendment to the Deed Restrictions and is not creating additional restrictions applicable to the subdivision. This policy is merely intended to state the Board of Directors' definition of "Nuisance" for the residents. Nuisances will not be limited to the following examples. This summary is representative only, and shall not be considered all inclusive and may be updated at any time.

Sincerely,

Greenwood Forest Board of Directors

Enclosure

**POLICY RESOLUTION
OF THE
BOARD OF DIRECTORS
OF
GREENWOOD FOREST HOMEOWNERS' ASSOCIATION
(Relating to Nuisances)**

THE STATE OF TEXAS :

COUNTY OF HARRIS :

This Policy Resolution was adopted by the Board of Directors of the Greenwood Forest Homeowners' Association ("The Association") at a meeting duly called and held on the 4th day of November, 2009.

RECITALS:

- 1) The Amended Declaration of Covenants, Conditions and Restrictions applicable to each section in Greenwood Forest provides for the prohibition of nuisances.
- 2) For the purposes hereof, a nuisance shall be an activity or condition on a lot which is reasonably considered by the Board of Directors to be offensive or an annoyance to surrounding residents of ordinary sensibilities and/or which is reasonably determined to reduce desirability of either the lot on which the activity or condition exists or an adjacent lot;

Therefore, the Board of Directors of The Association has deemed it necessary to adopt and implement a policy regarding what type(s) of activity/behavior shall be considered a nuisance within the subdivision.

POLICY:

1) Yard Maintenance

The upkeep of grass and landscaping around residences impacts the look and property values of the entire community. It is considered to be a nuisance for any of the following conditions to persist:

- Grass and/or weeds allowed to grow to a height greater than six (6) inches.
- Any plantings, including grass, allowed to grow more than six (6) inches beyond the designed edge of the grass onto an adjacent sidewalk, including all parkways, or allowed to grow over the curb.
- Failure to maintain and weed flower beds or to remove dead shrubs, trees, or tree limbs, or to trim and maintain bushes and vines.
- Failure to water during the growing season to the extent that the front yard browns and dies, unless there is a declared water shortage and limited watering allowed.
- No hedge or shrubby plantings, which obstructs the line of sight of streets and roadways, shall be placed or permitted to remain on any lot where such hedge or plantings interferes with the line of sight of oncoming traffic. The determination of whether any such obstruction exists shall be made by the Board of Directors, whose determination shall be final, conclusive, and binding on all owners.
- No landscaping shall be installed so that the drainage from the lot is altered or directed onto adjacent lots or property, unless an easement exists for such purpose.

2) Exterior Maintenance

The upkeep of the exterior of the residence and of its garage or other appurtenances impacts the look and the property values of the entire community. It is considered to be a nuisance for any of the following conditions to persist:

- Sagging or falling rain gutters, shutters, fascia board, window screens, window trim, garage doors, patio covers, fences, and decks.
- Severely broken concrete driveways or sidewalks.
- Broken windows, privacy fences, gas lights, and basketball goals.
- Windows and coverings not maintained in a neat and attractive manner; this shall include, but not be limited to, tape or foil coverings, broken blinds, or torn/ripped curtains.
- The accumulation of excessive mildew on any structure in public view.
- Failure to restore weathered, faded, or peeling exterior paint.
- Storage of unsightly items in public view, in front of the residence, in front of the garage, or on the driveway. The determination of whether any such items are "unsightly" shall be made by the Board of Directors, whose determination shall be final, conclusive, and binding on all owners.

3) Parking on Grass

Using any portion of a residential lot, other than a driveway, for the parking of any vehicle negatively impacts the look and the property values of the entire community. It is considered to be a nuisance for any vehicles to be parked at any time on residential lots in areas other than a driveway or garage. Boats, trailers, motor-homes, recreational vehicles, campers, semi-truck tractors, construction trailers, or any kind of similar vehicles may not be parked for more than 72 hours during any consecutive 7 days on any street or any portion of a residential driveway.

4) Firearms

The discharge of any type of firearm within the properties of the subdivision is strictly prohibited.

5) Satellite Antennas

As required by the Federal Telecommunications Act of 1996, the Association will not place unreasonable restrictions on the installation of satellite antennas. However, it is clear the installation of satellite antennas in certain areas of residential properties negatively impacts the look and the property values of the entire community. It shall be considered a visual nuisance for any satellite antennas to be installed on the front face of any building or forward of the front building line of any residence.

6) Playground/Sports Equipment

All playground equipment such as play houses and swing sets shall be situated, concealed and shielded so as not to be visible from any street.

7) Portable Basketball Goals

Leaving a portable basketball goal unattended in the street in front of any residence creates a traffic hazard and negatively impacts the look and property values of the entire community. It is considered to be a nuisance for any resident to leave a basketball goal or other sports equipment unattended on any street or within twelve (12) feet of the curb. All basketball goals are to be maintained in operable condition, with nets, and no broken parts.

8) Decorations and Lighting

No decorative appurtenances, such as sculptures, fountains, or other decorative embellishments, shall be placed on a residence or on the front yard or on any other portion of a lot which is visible from any street, unless such specific items have been approved, in writing, by the Architectural Control Committee (ACC). Customary seasonal decorations for the holidays are permitted, without approval by the ACC. All seasonal decorations will be removed from public view within fifteen (15) days after the particular holiday.

Outside lighting fixtures shall be placed so as to illuminate only the yard of the applicable lot, and so as not to affect or reflect into the surrounding residences or yards.

9) Air Conditioners

No window or wall type air conditioners shall be permitted in any improvements within the properties that are visible from and street.

10) Pets

Pets should be confined to the property of the pet owner or maintained on a leash. In accordance with the Harris County Public Health Regulations, it shall be considered a nuisance for any owner failing to:

- a) Confine his/her pet to the owner's property
- b) Keep the pet on a leash, when not on the owner's property
- c) Leashed in the front yard, while unattended

Owners/walkers are responsible for picking up your pets' deposits when walking your pet(s).

Owners who wish to register complaints are asked to contact the Harris County Public Health Department, rather than the Greenwood Forest Homeowners' Directors.

11) Noise

Excessive noise is deemed detrimental to the enjoyment of a residence in the community. Owners who wish to register complaints regarding excessive noise created by other owners will be asked to involve the local law enforcement (Constables) to try to settle the dispute prior to any action being taken through deed restriction enforcement. Excessive noise is deemed to include barking dogs, when such annoyance is documented by complaints from neighboring residents.

12) Trash Cans in Public View

The storage of trash receptacles in public view negatively impacts the look and the property values of the community. It shall be considered a nuisance for trash cans and/or trash bags to be stored in public view or placed at curbside at any residence on days other than trash collection days (or the evening before).

13) Swimming Pools

Each swimming pool, lap pool, or outdoor hot tub on any lot must be regularly cleaned, maintained, and treated with appropriate chemicals, so that the water amenity is, at all times, usable and the water is at all times clear.

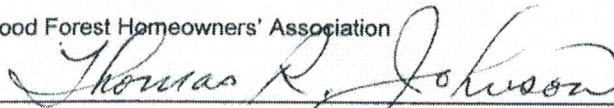
14) Garage Sales

Garage sales shall not be used for commercial sales.

Executed on this 4th day of November, 2009,

Greenwood Forest Homeowners' Association

By:



Thomas R. Johnson - President