

EL LAGO COMMITTEE
Sections 1 - 4

RESOLUTION REGARDING EXTERIOR MAINTENANCE GUIDELINES

WHEREAS, chapter 204, Section 204.010 of the Texas Property Code authorizes associations acting through their boards of directors to regulate the use, maintenance, repair, replacement, modification and appearance of the subdivision and,

WHEREAS, such rules are necessary to help maintain the attractiveness of the subdivision and thereby support property values of the subdivision:

NOW THEREFORE, BE IT RESOLVED THAT: the following Exterior Maintenance Guidelines are hereby adopted:

EXTERIOR MAINTENANCE GUIDELINES

All improvements on a lot must be maintained in a state of good repair and shall not be allowed to deteriorate. Repairs shall include, but not be limited to the following:

1. All painted surfaces must be clean and smooth with no bare areas or peeling paint and all surfaces must be free of mildew with brick structures clean and in good repair.
2. All rotted and damaged wood must be replaced and any structures clean and in good repair.
3. Gutters must be kept in good repair and not allowed to sag or hang down.
4. Roofs must be maintained in good repair with no missing or curling shingles.
5. All glass surfaces must be whole.
6. Garage doors must be undamaged and in good repair.
7. Fences and gates must be kept in good repair.
8. Sidewalks, driveways, and curbs must be clean and undamaged. Seams must be kept free of weeds.
9. Lawns must be kept mowed, edged, weed and tree stump free, flower beds must be kept free of weeds, and shrubs and trees must be kept trimmed.
10. There shall be no storage of toys, equipment, clutter, firewood, and/or debris in public view, including trash cans. Trailers may not be parked on the grass.
11. Mailboxes and basketball goals and exterior lighting must be maintained in good repair.

Adopted February 9, 1998 by ELC Board of Directors, Marlene Bacon Orth, Secretary