

Executed on this 6th day of February, 2024.

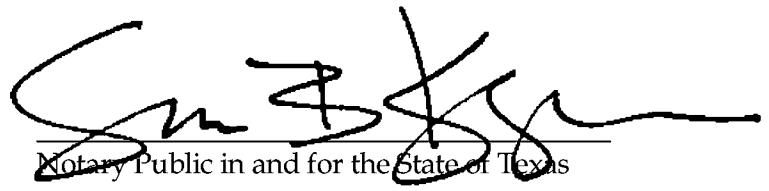
SPRING SHADOWS CIVIC ASSOCIATION

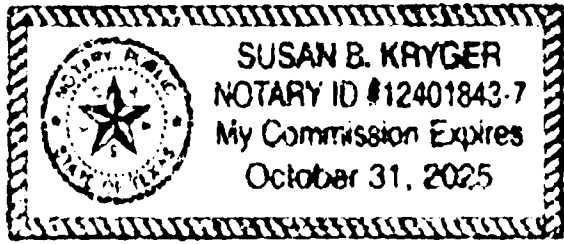


By: _____
Cliff Davis, authorized representative

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

BEFORE ME, the undersigned notary public, on this 6th day of February, 2024 personally appeared Cliff Davis, authorized representative of Spring Shadows Civic Association, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and in the capacity therein expressed.



Notary Public in and for the State of Texas

RP-2024-41336

**CERTIFICATE OF SECRETARY
of
SPRING SHADOWS CIVIC ASSOCIATION
Adopting
MINIMUM STANDARDS FOR FRONT YARD LANDSCAPING IN SPRING SHADOWS**

STATE OF TEXAS §
 §
COUNTY OF HARRIS §

I, Annette Littleton, Secretary of Spring Shadows Civic Association, do hereby certify that in the open session of a properly noticed meeting of the Board of Directors of the Association, duly called and held on September 18, 2023, with at least a quorum of the Board members being present and remaining throughout, and being duly authorized to transact business, the following **Minimum Standards for Front-Yard Landscaping in Spring Shadows**, were duly approved by at least a majority vote of the members of the Board present at the meeting.

RECITALS

WHEREAS, Article II, Use Restrictions, Section 4, Type of Construction, Material and landscape, Subsection D, requires grass and weeds to be cut on all residential lots so as to prevent an unsightly appearance, and all lawns to be well maintained; and

WHEREAS, Section 202.007 (c) of the Texas Property Code allows a property owners' association to restrict the type of turf used by a property owner in the planting of new turf to encourage or require water-conserving turf; and

WHEREAS, Section 202.007(d) (8) of the Texas Property Code allows a property owners' association to require an owner to submit a detailed description or a plan for the installation of drought-resistant landscaping or water-conserving natural turf for review and approval by the property owners' association to ensure, to the extent practicable, maximum aesthetic compatibility with other landscaping in the subdivision; and

Section 204.010(a)(18)(A) of the Texas Property Code empowers the Association, acting through its Board of Directors ("Board"), to implement architectural control guidelines and modify them as the needs of the subdivision change; and

WHEREAS, Section 204.010(a)(6) of the Texas Property Code provides that a property owners' association, acting through the Board, may regulate the use, maintenance, repair, replacement, modification and appearance of the subdivision; and

WHEREAS, pursuant to their power to do so, the Board desires to approve and adopt certain minimum standards for landscaping applicable to the front yards of Lots in the subdivision;

RP-2024-41336

NOW, THEREFORE, BE IT RESOLVED, that the minimum standards for front-yard landscaping, as set out in the **Minimum Standards for Front-Yard Landscaping in Spring Shadows**, attached to this Certificate made a part hereof, have been approved by the Board of Directors and adopted by the Association.

I hereby certify that I am the Secretary of the Association and that the Resolution adopting Minimum Standards for Front-Yard Landscaping in Spring Shadows was approved and now appears in the books and records of the Association.

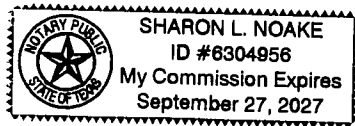
Signed on 12/11/2023

SPRING SHADOWS CIVIC ASSOCIATION

By An. Littleton
Annette Littleton, Secretary

STATE OF TEXAS §
 §
COUNTY OF HARRIS §

This instrument was acknowledged before me on December 11, 2023, by Annette Littleton, as Secretary of Spring Shadows Civic Association.



Sharon L. Noake
NOTARY PUBLIC, State of Texas

RP-2024-41336

RESOLUTION
Adopting
Minimum Standards for Front-Yard Landscaping in Spring Shadows

BE IT RESOLVED that on September 18, 2023, the Board of Directors, at a meeting called for such purpose at which a quorum was present, adopts the following Minimum Standards for Front-Yard Landscaping in Spring Shadows:

Minimum Standards for Front-Yard Landscaping in Spring Shadows

Hardscape is the non-living landscape elements such as stone, bricks, concrete, or metal.

The living landscape elements, soil, grass, flowers, trees, and shrubs, comprise Softscape.

Front Yard is the area from the front building line of a Lot to the curb.

A well-balanced front-yard landscape design should include an attractive combination of both hardscaping and softscaping elements in the following minimum standards:

60% Softscape, and

40% Hardscape.

The use of drought resistant landscaping and water conserving natural turf is encouraged.

The installation of artificial or synthetic turf in the Front Yard is prohibited.

Homeowners desiring to re-design front yard landscaping, should submit a detailed description for the installation of drought resistant landscaping or water conserving natural turf to the Architectural Review Authority for approval.

This document is being recorded as
a COURTESY ONLY by Roberts
Markel Weinberg Butler Hailey PC,
without review and without
liability, expressed or implied.

RP-2024-41336

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Pages 6
02/06/2024 10:30 AM
e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
TENESHIA HUDSPETH
COUNTY CLERK
Fees \$41.00

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.



Teneshia Hudspeth
COUNTY CLERK
HARRIS COUNTY, TEXAS

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