

**RESOLUTION ADOPTING POLICY CONCERNING LAWN MAINTENANCE
FOR
Scofield Phase VIII Residential Owners Association, Inc. (the “Association”)**

WHEREAS Texas Property Code § 202.006(a) has become effective January 1, 2012, requiring associations to file all dedicatory instruments, as defined by Texas Property Code § 202.001(1), in the official public records of the county or counties wherein they are located.

WHEREAS, the Association desires to provide for the consistent application of its Covenants, Conditions and Restrictions filed in the Official Public Records of this County (the “CCRs”), Rules, and other policies with respect to lawn maintenance.

BE IT RESOLVED, that the following shall be the Association’s policy and instructions to its managing agent with respect to lawn maintenance and assessing the costs for the same:

Pursuant to the CCRs and Rules of and for the Association, Owners of Lots in the Association are required to maintain their lawns in an orderly manner. The Association enforces these provisions by causing its agent to inspect the Lots in the subdivision on a regular basis. In the event an inspection identifies a Lot that is not properly maintained, the Owner of such Lot shall be notified, and the Association instructs its managing agent to take the following steps:

- 1) On the first occasion, the Owner shall be notified of such violation and given all required notices pursuant to the Texas Property Code;
- 2) On the second occasion, the Owner shall be notified of such violation and given all required notices pursuant to the Texas Property Code;
- 3) On the third occasion, the Owner shall be notified of such violation and given all required notices pursuant to the Texas Property Code, and shall be fined in the amount as documented in the Association’s Enforcement and Fining Policy. The Owner shall further be provided notice that if the violation of the CCRs is not rectified immediately, the Association shall cause the violation to be cured by entering the Lot; and
- 4) On any subsequent occasion, the Association’s managing agent is directed to cause an appropriate lawn care contractor to enter the Lot and cure all lawn maintenance violations. The managing agent shall then cause the cost associated with such process to be charged to the Owner’s account and notify the Owner of such charge pursuant to applicable Texas Property Code. Costs charged to the homeowner for the service provided by the lawn care contractor shall be at fair market value.

To the extent this policy contradicts with any previous guidelines, rules, or resolutions, this policy shall control. This policy is supplementary and is in addition to any and all other covenants, conditions, restrictions, rules, and guidelines in effect for the Association.

This resolution was passed by a unanimous vote of the Board of Directors of the Association on the date set forth below to be effective July 1, 2012.

Executed this the _____ day of _____, 2012.

By: _____

Name: _____

Title: _____

STATE OF TEXAS)
)
COUNTY OF _____)

This instrument was acknowledged before me on this the ___ day of _____, 2012, by _____, _____ of and for the Association, for the purposes therein expressed.

Notary Public, State of Texas

AFTER RECORDING PLEASE RETURN TO:

Goodwin Management, Inc.
11149 Research Blvd., Suite100
Austin, Texas 78759