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Notice
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CYPRESSDALE COMMUNITY IMPROVEMENT ASSOCIATION, INC.
PROHIBITION OF OFFENSIVE ACTIVITIES RESOLUTION

THE STATE OF TEXAS X
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COUNTY OF HARRIS X

KNOWN ALL MEN BY THESE PRESENTS:

RP-2020-420760
09/09/2020 RP1 \$30.00

WHEREAS, Cypressdale Community Improvement Association, Inc. (the "Association") is authorized to administer the Association and provide for the health, safety and welfare of the members and property and specifically for the enforcement by the Board of Directors of the use restrictions as described in the Declaration of Covenants, Conditions and Restrictions for Cypressdale, Section One (1) was filed in the Real Property Records of Harris County, Texas on April 6, 1972 under Clerk's File Number Y224637, the Declaration of Covenants, Conditions and Restrictions for Cypressdale, Section Two (2) was filed in the Real Property Records of Harris County, Texas on May 15, 1974 under Clerk's File Number E154791, the Declaration of Covenants, Conditions and Restrictions for Cypressdale, Section Three (3) was filed in the Real Property Records of Harris County, Texas on April 22, 1976 under Clerk's File Number E741309, and the Declaration of Covenants, Conditions and Restrictions for Cypressdale, Section Four (4) was filed in the Real Property Records of Harris County, Texas on February 11, 1976 under Clerk's File Number E677423 and as amended, (collectively the "Declaration"); and,

WHEREAS, the Declaration contains the following provisions(s) within paragraphs entitled "Annoyance or Nuisances and Land Use and Building Type" as set forth below:

No noxious or offensive activity shall be carried on upon any lot nor shall anything be done thereon which shall become an annoyance to the neighborhood.

Furthermore, the Declaration states:

All lots shall be known and described as Lots for residential purposes only (hereinafter sometimes referred to as "residential lots"); and no structure shall be erected other than one single-family dwelling. As used herein, the term "residential purposes" shall be construed to prohibit the use of said Lots for duplex houses, garage apartments, or apartment houses, and no lot shall be used for business or professional purposes of any kind.

WHEREAS, it is within the discretionary authority of the Board of Directors concerning a restrictive covenant is presumed reasonable pursuant to Texas Property Code Section 202 and to enact architectural guidelines for the Association pursuant to Texas Property Code Section 204.010 a. 18, the Board of Directors for the Association adopts and applies the Prohibition of Offensive Activities provisions,

NOW THEREFORE, BE IT RESOLVED THAT:

Pursuant to its discretionary authority to granted to the Board of Directors of the Association, hereby adopts the following definitions for noxious or offensive activities and/or activities that can be a nuisance or annoyance to the neighborhood. Furthermore, the Board of Directors advises that the provisions herein will be administered through an aggressive enforcement program consistent with Texas Property Code Section 204 and Section 209 notices and corrective action therein.

NUISANCE: It is the responsibility of each Owner to prevent the creation of a noxious or offensive activity or perpetuation of any unclean, unhealthy, unsightly, or unkept condition of his or her Lot. To further define these responsibilities the Board has listed the following requirements and include, but are not limited to the items listed. Also, note many of the requirements are also set forth in Article III.,

Section 8 and Section 11 of the Declaration, as amended and the detail herein is to further describe the requirements for compliance with the Declaration. Actions similar to those listed shall be subject to the same enforcement actions.

- * A home or a portion of a home, a garage or building on a lot may not be rented on a short-term basis in any manner, including rentals through on-line services such as Air B&B or other similar facilities since the use of it is an apartment house as set forth in Article III., Section 1 of the Declaration.
- * Long term rental of the total home, only, is allowed. The Declaration sets forth that any properties are not permitted to be used for garage apartments or apartment houses and not for any business purpose. The rental is to be subject to the tenant complying with all of the association legal requirements including deed restrictions and related resolutions. The owner of the property is responsible to ensure compliance with this provision.
- * A garage, storage building or other structure present on a lot in addition to a home may not be used for living quarters under any condition as set forth in the Declaration.
- * A home may not be used as a point for formation of a car pool or assembly for work with the result that multiple vehicles are parked on the street nearby to the home or the drive of the home as no business purpose is permitted on any Lot.
- * Trash containers must be stored out of sight from the street at all times except for the 24-hour period that includes the time when trash is collected.
- * Trash container must be stored in a location where any resulting odors will not be offensive to a neighbor and actions that may create objectionable odors are not allowed.
- * No items may be stored on any Lot that is in public view, including but not limited to, building materials, trash, grass cuttings, limbs, pallet, paint containers etc.
- * Grills, coolers, folding chairs and other such items must be stored out of sight from the street except when in use.
- * Garage sales are only allowed no more than two times a calendar year. Additional garage sales are considered as conducting business from the home and not allowed and the State of Texas treats such garage sales as businesses and subject to sales tax for all sales.
- * Grass visible from the street must be watered, cut, edged, weeded, treated for diseases and chinch bugs, fire ants and other such insects and maintained in a living state to present a well-kept and attractive condition. Grass in the back yard must be kept in a neat manner and not allowed to harbor rodents or pests. This clause is further description of the provision to be in compliance with Article III., Section 11 of the Declaration, as amended.
- * Beds containing shrubs or flowers must be weeded, shrubs trimmed and, in general maintained to present a well-kept and attractive condition. If a shrub dies it is to be replaced as soon as possible. If landscaping has died it also is to be replaced as soon as possible, as required by Article III., Section of the Declaration, as amended..

- * Trees must be pruned completely, including the sides and sucker branches to allow sufficient light to penetrate to ground level to allow grass to grow, or beds prepared in areas where grass will not grow with an appropriate shade tolerant ground cover planted.
- * Dead trees should be removed immediately to limit risk and the stump ground. Dead branches should be removed from live trees.
- * Cracked and broken driveways and sidewalks need to be repaired or replaced if they create a tripping hazard. Oil stains and mildew are to be removed from the driveway and power washed as necessary, all as set forth in Article III., Section 11 of the Declaration, as amended.
- * Weeds or grass should not be allowed to grow in expansion joints in driveway or sidewalks.
- * The mailbox is to be maintained. Maintenance requires keeping it straight and level, painted, and with an operational door.
- * Mildew is to be removed from the home, sidewalks and mailbox.
- * Basketball goals may not be attached to the home or garage in an area visible from the street. Portable goals may not be used on the street and must be stored away from the street and sidewalks when not in use.
- * Pets are not allowed to roam the neighborhood during the day or night and dogs must be on a leash at all times as is also required by Harris County. The owner of a pet is responsible for collecting and properly disposing of droppings from their pet if deposited on neighboring yards and common areas.
- * Barking dogs are a nuisance and steps must be taken to prevent incessant barking both during the day and at night.
- * Pools must be kept clean and sanitary to avoid becoming a source of insects, reptiles, or odors.
- * Gutters and roofs will be kept reasonably free from leaves, pine straw and other debris.
- * Loud noise that might disturb a neighbor is not allowed late at night or overnight (music, loud auto or motorcycle exhaust, etc.)
- * Christmas and other seasonal or holiday decorations will be removed promptly (generally within two weeks) after the holiday.
- * Commercial automobile repair and other similar businesses may not be maintained at a residence inasmuch as no business, professional, commercial or manufacturing purpose of any kind is permitted. Driveways and the garage which is part of the residence may be used on a temporary basis only for repair of a vehicle owned by the property owner.
- * Parking is not allowed on lawns or any subdivision common area.

- * Driveways, or the adjacent street, are not to be used for parking of an oversized truck used in commercial activities, or a boat, trailer, motor home, travel trailer, inoperable vehicle, building materials, trash, trash container, grills or any other similar item. Utility vehicles, trucks, trailer, etc. may not be parked on the street or stored in the back yard of a residence. These items are to be stored in the garage or at another location as more fully described in Article III., Section 8 of the Declaration, as amended.
- * The home shall be maintained to a high standard as set forth in Article III., Section 11 of the Declaration, as amended. The requirements include, but is not limited to:
 - * Repair or replacing the house numbers on the home or mailbox.
 - * Installation of appropriate window treatments such as blinds, shutter, or curtains of a neutral color.
 - * Repair or replacement of blinds inside the windows.
 - * Replacement of flags that are tattered or faded.
- * **Any modification to the exterior of the home including painting, addition of as porch, drive, sidewalk, addition of as storage building, playhouses, gazebos, tall play equipment and other similar items are not allowed without Architectural Review Committee (ARC) approval prior to beginning work.** Exterior composition and finish must be specified and approved by the ARC. The design for any modification including location of the porch, gazebo, storage building and/or play equipment must be defined to scale on a lot drawing. Larger modifications in the back yard must be located so they are not visible from the street in front of the home.

This resolution shall take effect upon adoption by a majority vote of the Board of Directors and filing for record in the Real Property Records of Harris County, Texas.

SIGNED this 21 day of July, 2020.

CYPRESSDALE COMMUNITY
IMPROVEMENT ASSOCIATION, INC.

By: [Signature]
PRESIDENT

RECORDER'S MEMORANDUM:

At the time of recordation, this instrument was found to be inadequate for the best photographic reproduction because of illegibility, carbon or photo copy, discolored paper, etc. All blockouts, additions and changes were present at the time the instrument was filed and recorded.

THE STATE OF TEXAS

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COUNTY OF HARRIS

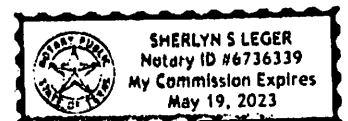
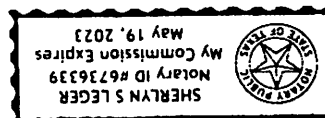
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THIS INSTRUMENT was acknowledged before me on this the 21 day of July, 2020 by, PRESIDENT of CYPRESSDALE COMMUNITY IMPROVEMENT ASSOCIATION, INC., a Texas non-profit corporation, on behalf of said corporation.

[Signature]
NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS

After Recording Return to:

ACMI
12603 Louetta, Suite 101
Cypress, TX 77429



FILED FOR RECORD

8:00:00 AM

Wednesday, September 9, 2020



COUNTY CLERK, HARRIS COUNTY, TEXAS

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

Wednesday, September 9, 2020



COUNTY CLERK
HARRIS COUNTY, TEXAS