

BOARD POLICY RESOLUTION OF
OF THE WILLOW POINTE HOMEOWNERS ASSOCIATION, INC.

20090005993
01/06/2009 RP2 132.09

DATED NOVEMBER 5, 2008

WHEREAS, Willow Pointe Homeowners Association, Inc. is a Texas Non-Profit Corporation governed by the Texas Property Code, and more specifically Chapter 204; and,

WHEREAS, the Willow Pointe Homeowners Association, Inc. is given authority to appoint committees as deemed appropriate in carrying out the purposes of the Board of Directors, as authorized under Article X, Section 10.1 of the Bylaws for Willow Pointe Homeowners Association;

WHEREAS, Willow Pointe Homeowners Association, Inc. is given authority to establish a Modifications Committee whose responsibility is to set standards, review and act upon a proposed modification or improvement to lots where the Living Units have been constructed, as authorized under Article IV, Section 3 of the Declarations of Covenants, Conditions and Restrictions for Willow Pointe Section One;

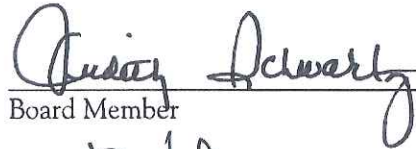
WHEREAS, the Willow Pointe Homeowners Association, Inc., is given authority to authorize variances upon the recommendation of the Modifications Committee as authorized by Article IV, Section 9 of the Declarations of Covenants, Conditions and Restrictions for Willow Pointe Section One;

The Board of Directors of Willow Pointe Homeowners Association, Inc. hereby unanimously adopts this formal resolution creating the Architectural Control/Modifications Committee—**Landscaping and Tree Blanket Variance.**

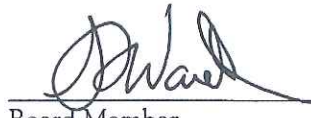
Dated: 11-5-08



Board Member



Board Member



Board Member

Board Member

Board Member

FILED

2009 JAN -6 PH 3:43

Handwritten notes:
Marilyn B. Kaufman
1000 WILLOW POINTE
DALLAS, TEXAS

10037

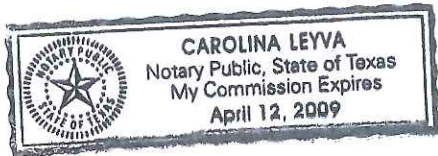
157
WPC

STATE OF TEXAS §
COUNTY OF HARRIS §

ACKNOWLEDGMENT

This instrument was acknowledged before me on the 5th day of NOVEMBER, ²⁰⁰⁸ 2007
by Gregory A. Decker as a Board Member of Willow Pointe Homeowners Association, Inc. on behalf
of said corporation.

Notary Public in and for the
State of Texas

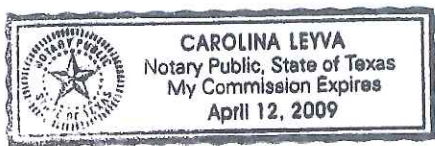


STATE OF TEXAS §
COUNTY OF HARRIS §

ACKNOWLEDGMENT

This instrument was acknowledged before me on the 5th day of NOVEMBER, ²⁰⁰⁸ 2007
by Judith Schwartz as a Board Member of Willow Pointe Homeowners Association, Inc. on behalf
of said corporation.

Notary Public in and for the
State of Texas

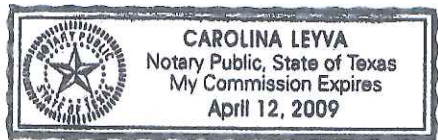


STATE OF TEXAS §
COUNTY OF HARRIS §

ACKNOWLEDGMENT

This instrument was acknowledged before me on the 5th day of NOVEMBER, ²⁰⁰⁸ 2007
by Scott Warrat as a Board Member of Willow Pointe Homeowners Association, Inc. on behalf
of said corporation.

Notary Public in and for the
State of Texas



Return to Law Office of [unclear]
1000 Post Oak Blvd Suite 1100
Houston, TX 77056

ARCHITECTURAL CONTROL / MODIFICATIONS COMMITTEE- LANDSCAPING AND TREE
BLANKET VARIANCE
OF THE WILLOW POINTE HOMEOWNERS ASSOCIATION, INC.

DATED NOVEMBER 5, 2008

WHEREAS, Willow Pointe Homeowners Association, Inc. is a Texas Non-Profit Corporation governed by the Texas Property Code, and more specifically Chapter 204; and,

WHEREAS, the Willow Pointe Homeowners Association, Inc. is given authority to appoint committees as deemed appropriate in carrying out the purposes of the Board of Directors, as authorized under Article X, Section 10.1 of the Bylaws for Willow Pointe Homeowners Association;

WHEREAS, Willow Pointe Homeowners Association, Inc. is given authority to establish a Modifications Committee whose responsibility is to set standards, review and act upon a proposed modification or improvement to lots where the Living Units have been constructed, as authorized under Article IV, Section 3 of the Declarations of Covenants, Conditions and Restrictions for Willow Pointe Section One;

WHEREAS, the Willow Pointe Homeowners Association, Inc., is given authority to authorize variances upon the recommendation of the Modifications Committee as authorized by Article IV, Section 9 of the Declarations of Covenants, Conditions and Restrictions for Willow Pointe Section One;

WHEREAS, Article X, Section 22 provides the following:

“Section 22. Landscape. The Owner of each Lot, as a minimum, shall sod the front of his Lot with grass, and shall at a times maintain such grass in a neat, clean and attractive condition, periodically resodding damaged areas of the lawn as they occur. Each front yard shall have a minimum of two (2) trees of at least a 2" trunk caliber along with ornamental shrubs that are a minimum of five (5) gallon size. No more than ten percent (10%) in area of the front yard area of any Lot, excluding driveways and sidewalks, may be covered by rock or any other material other than vegetation.”

WHEREAS, there has been inconsistent enforcement of the above cited Article X, Section 22 since the time the Declarations were adopted;

And WHEREAS, the varying size of yards make literal enforcement of the above cited Article X, Section 22 impractical;

THUS, The Board of Directors of Willow Pointe Homeowners Association, Inc. hereby unanimously adopts this Landscaping and Tree Blanket Variance. This Blanket Variance is hereby being granted by the Architectural Control/ Modifications Committee as indicated by the landscaping requirements as stated above.

SO, the enforcement of the above cited Article X, Section 22 shall be modified and actively enforced as follows:

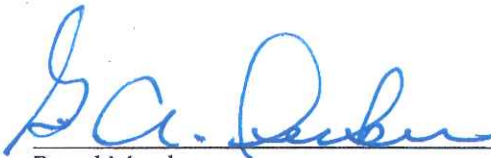
“ Notwithstanding Article X, Section 22, of the Declaration of Covenants, Conditions, and Restrictions for Willow Pointe Homeowners Association,

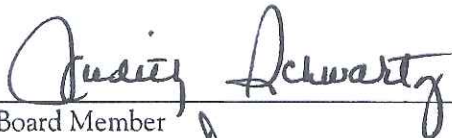
in any Front Yard which contains less than 1500 square feet, there must be one (1) tree for each contiguous seven hundred-fifty (750) square feet of front yard. Trees shall be minimum of 2" caliber. The enforcement of the Declarations for Front Yards over 1500 square feet remains unchanged by this modification.

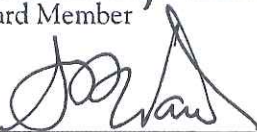
Front Yard does not include developer or association maintained areas, and is intended to be applicable to any green space which is facing a street with an area in excess of Five Hundred (500) square feet.

Open Space is any area the interior of which is defined by the boundaries being 1) residence (or a building set back line in the event no residence is present), 2) the sidewalk (or street in the event no sidewalk is present), 3) the property line (on the side opposite the driveway or in the event no driveway is present in a Front Yard), and 4) the driveway (or the property line in the event no driveway is present in a Front Yard)."

Dated: 11-5-08


Board Member


Board Member


Board Member

Board Member

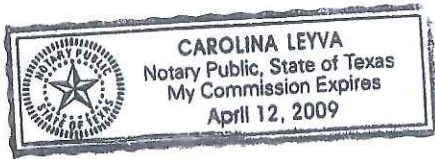
Board Member

STATE OF TEXAS §

ACKNOWLEDGMENT

COUNTY OF HARRIS §

This instrument was acknowledged before me on the 5th day of NOVEMBER, ²⁰⁰⁸ 2007 by Greg A. Decker as a Board Member of Willow Pointe Homeowners Association, Inc. on behalf of said corporation.



[Handwritten Signature]

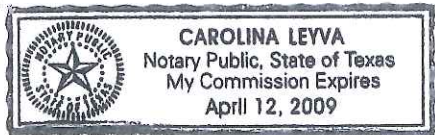
Notary Public in and for the State of Texas

STATE OF TEXAS §

ACKNOWLEDGMENT

COUNTY OF HARRIS §

This instrument was acknowledged before me on the 5th day of NOVEMBER, ²⁰⁰⁸ 2007 by Judith Schwartz as a Board Member of Willow Pointe Homeowners Association, Inc. on behalf of said corporation.



[Handwritten Signature]

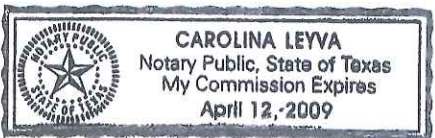
Notary Public in and for the State of Texas

STATE OF TEXAS §

ACKNOWLEDGMENT

COUNTY OF HARRIS §

This instrument was acknowledged before me on the 5th day of NOVEMBER, ²⁰⁰⁸ 2007 by Scott Ward as a Board Member of Willow Pointe Homeowners Association, Inc. on behalf of said corporation.



[Handwritten Signature]

Notary Public in and for the State of 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 stated herein by me, and was duly RECORDED in the Official Public Records of Real Property of Harris County, Texas on

JAN - 6 2009



[Handwritten Signature]
COUNTY CLERK
HARRIS COUNTY, TEXAS

RECORDERS MEMORANDUM:
At the time of recording, this instrument was found to be identical to the photostatic reproduction of a carbon or photo copy, therefore, no corrections, additions and changes were made at the time the instrument was filed and recorded.