



## MOWING POLICY

For

### HIDE-A-WAY ON THE GULF PROPERTY OWNERS ASSOCIATION, INCORPORATED

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THE STATE OF TEXAS

COUNTY OF BRAZORIA

I, Bill Hudgins, President of Hid- A-Way on the Gulf Property Owners Association, Incorporated (the "Association"), do hereby certify that at the meeting of the Board of Directors of the Association (the "Board") duly called and held on the 12 day of February, 2015, with at least a quorum of the board members being present and remaining throughout, and being duly authorized to transact business, the following Collection and Fines for Deed Restrictions of POA By-Laws was duly approved by a majority vote of the members of the Board:

#### RECITALS:

1. As stated in our Third Amended Restrictions, Covenants and Conditions of Hide-A-Way on the Gulf, Unit #1 Section 1.18
  - The grass and weeds on each lot shall at all times be cut to a height not to exceed 4" to promote sanitation, health and appearance.

#### POLICY:

1. Deed Restriction on Mowing:
  - The Board will review deed restriction violation on mowing to assure it meets the criteria of a restriction violation of our By-Laws.
  - If the owner or occupant of the lot fails to comply with this restriction, the Association may enter onto the lot and cure the violation and the cost of the same shall be charge back to the owner of the lot and become a part of the maintenance fee set out hereafter, subject to the lien and all the remedies for the collection thereof.

## **PROCEDURE**

1. Property Association Owners with a Deed Restriction violation on Mowing lot to proper length will be notified by the POA Board.
  - First to be notified by first class mail. This will be friendly reminder.
  - Second to be notified by first class and certified mail. This will be 10 days later.
  - In 7 days of certified letter we have the right to enter your property and mow your lot.
  
2. Cost of Mowing your Lot or Yard.
  - You will be charged what the cost of the mowing service charges the POA Board.
  - There will also be an administrative fee of \$50.00 for handling.
  - There will also be a \$100 fine.
  
3. If Property owner mows lot or yard within the allotted time after receiving certified letter.
  - Property owner will still be charged the \$50.00 administrative fee.
  
4. If you have already received a certified letter from the Board in the same calendar year, you will be deemed a habitual offender.
  - As a habitual offender you will not receive the first friendly reminder letter.
  - All subsequence correspondence in that calendar year will be by certified mail.

I hereby certify that I am the duly elected, qualified and acting President of the Association and that the foregoing Common Areas Policy was approved by a majority vote of the Board of Directors as set forth above and now appears in the books and records of the Association, to be effective upon recording in the Official public Records of Real Property of Brazoria County, Texas.

TO CERTIFY which witness my hand this the 12 day of FEBRUARY, 2015.

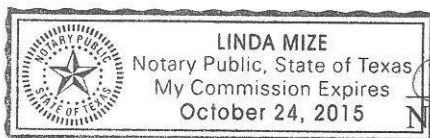
**HIDE-A-WAY ON THE GULF PROPERTY OWNERS  
ASSOCIATION, INCORPORATED**

By: Bill Hudgins  
Bill Hudgins, President

THE STATE OF TEXAS

COUNTY OF BRAZORIA

BEFORE ME, the undersigned notary public, on the 12<sup>th</sup> day of FEBRUARY, 2015 personally appeared Bill Hudgins, President of Hide-A-Way on the Gulf Property Owners Association, Incorporated, 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.



Linda Mize  
Notary Public in and for the State of Texas

# FILED and RECORDED

Instrument Number: 2015006087

Filing and Recording Date: 02/12/2015 12:28:18 PM Pages: 4 Recording Fee: \$34.00

I hereby certify that this instrument was FILED on the date and time stamped hereon and RECORDED in the OFFICIAL PUBLIC RECORDS of Brazoria County, Texas.



A handwritten signature in black ink, appearing to read "Joyce Hudman".

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Joyce Hudman, County Clerk  
Brazoria County, Texas

ANY PROVISION CONTAINED IN ANY DOCUMENT WHICH RESTRICTS THE SALE, RENTAL, OR USE OF THE REAL PROPERTY DESCRIBED THEREIN BECAUSE OF RACE OR COLOR IS INVALID UNDER FEDERAL LAW AND IS UNENFORCEABLE.

***DO NOT DESTROY - Warning, this document is part of the Official Public Record.***

cclerk-juanita