

POLICY RESOLUTION OF THE
BOARD OF DIRECTORS
OF
BELLAVITA AT GREEN TEE HOMEOWNERS ASSOCIATION, INC.

The undersigned, being the Secretary of BellaVita at Green Tee Homeowners' Association, Inc. (the "Association"), certifies that the attached Policy Resolution was adopted by the Board of Directors of the Association at a meeting duly called and held on June 26, 2024, at which a quorum was at all times present:

BellaVita at Green Tee Homeowners' Association
HOA Maintenance Policy

Article V of the Declaration of Covenants, Conditions, and Restrictions for BellaVita at Green Tee Homeowners' Association, Inc., ("CC&R") includes the HOA's responsibilities and the Owner's responsibilities for maintenance. This also includes items that the association has the authority, but not obligation to perform. This policy provides clarification of what the HOA's maintenance responsibilities will include.

Association Maintenance Responsibilities

Landscaping and irrigation- front yard only.

The frequencies of these items are determined by the approved landscaping contract in place as determined by the board.

1. Lawn mowing, edging and trimming
2. Shrub trimming
3. Flower bed weeding.
4. Diseased, broken, or dead shrub branch removal as needed.
5. Lawn and shrub fertilization.
6. Weed and insect treatment.
7. Lawn disease control.
8. Ant mound treatment as needed.
9. Mulching and cultivation of flower beds.
10. Flowering shrub trimming at homeowner request only.
11. Replacing sprinkler heads, repairing irrigation lines at the head, adjusting heads.
12. Replacing the original irrigation controller one time. Any future replacements are homeowner responsibility.

Lawn services other than the above, including back yards, are the responsibility of the homeowner. Examples of homeowners' responsibilities include:

1. Back yard landscaping.
2. Front or back yard shrub or tree replacement.
3. Gutter cleaning.
4. Sprinkler system enhancements (front and back yard).
5. Damage from disasters.
6. Set/reset controller.
7. Replacing valves.
8. Repairing leaks/broken irrigation lines in the back yard.
9. Repairing leaks other than at the head in the front yard.

Maintenance of the exterior front door of residence

It is the present HOA policy to provide maintenance of front doors every two years. Maintenance is defined as cleaning, replacing the bottom edge weather stripping as needed, and applying a coat of spar varnish or equivalent. Homeowners whose doors require complete refinishing may have the door done by the HOA contractor, in which case the HOA will reimburse them up to the cost of regular maintenance and weather-stripping if required. If a homeowner elects to hire an independent contractor at their own expense, there will be no reimbursement from the HOA. Some doors may require maintenance earlier than two years due to extreme exposure while some doors may last five or more years before maintenance is required. If questions arise, the Facilities Committee is qualified to make judgments as to the need for maintenance.

Repainting Exterior Homes

It is the present policy to paint the exterior residences approximately every nine (9) years and fund this effort from the BV HOA reserve fund.

If the homeowner does not want to accept this service, the homeowner must sign and submit a waiver form to opt-out of this maintenance service.

BVHOA Local Disaster Impact Policy — As provided in the CC&R, certain routine maintenance may be provided as a service to the homeowner as part of their assessment when approved by the HOA Board as part of the yearly budget cycle.

It is considered that certain occurrences of disasters impact these optional service areas and become the responsibility of the homeowner or their insurance company to affect the repair and not the HOA. Typical disasters would be due to weather (windstorm, hail, flood, freezing temperatures, tornadoes, hurricanes, etc.) or manmade events (fire, rising or flowing water, vehicular impacts, lack of care of vegetation, etc). Under these circumstances, the HOA Board has determined that the homeowner is fully responsible to have the damage repaired at their sole expense and will be expected to complete the repair in a timely fashion. The homeowner may contract with any firm of their choice.

Approved and adopted by the Board on this 26 day of June, 2024.

BELLAVITA AT GREEN TEE
HOMEOWNERS' ASSOCIATION, INC.

Daniel Koons
Signature

DANIEL KOONS
Printed Name

STATE OF TEXAS

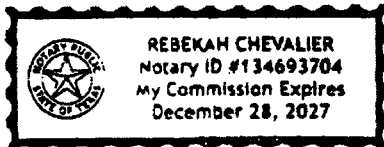
COUNTY OF Harris

This instrument was acknowledged before me on June 26, 2024 (date) by
Daniel Koons (name or names of person or persons
acknowledging).

Notary Public Rebekah Chevalier

Printed Name Rebekah Chevalier

My Commission Expires 12/28/27



This Policy Resolution of the Board of Directors of BellaVita at Green Tee Homeowners Association, Inc. – HOA Maintenance Policy, shall replace and supersede the original Policy Resolution of the Board of Directors of BellaVita at Green Tee Homeowners Association, Inc. – HOA Maintenance Policy, recorded on January 3, 2012, under Clerk’s File No. 20120001058 Official Public Records of Harris County, Texas.

RP-2024-248964

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Pages 4
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e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
TENESHIA HUDSPETH
COUNTY CLERK
Fees \$33.00

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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