

GHPOALC

REVISED

DEED RESTRICTIONS

ENFORCEMENT

POLICY AND PROCEDURE

June 18, 2008

GRAND HARBOR PROPERTY OWNERS ASSOCIATION
on LAKE CONROE

11301 Grand Harbor Blvd.
Montgomery, TX 77356

GRAND HARBOR PROPERTY OWNERS ASSOCIATION on LAKE CONROE

DEED RESTRICTIONS ENFORCEMENT POLICY AND PROCEDURE

I. POLICY

RESOLVED, it is the policy of the Grand Harbor Property Owners Association on Lake Conroe (GHPOALC) to institute and execute a subdivision Deed Restrictions Enforcement Procedure as described in subsequent sections. The authority for this procedure is lawfully derived from subdivision Covenants, Conditions, and Restrictions (CCR's) of record and current GHPOALC By-Laws of record, which state, in part:

*Covenants, Conditions, and Restrictions
Article IX, "General Provisions"
Section 1. "Term"*

"It shall be lawful for the Association, the Architectural Control Committee, or any lot owner to prosecute the proceedings at law or in equity against the person or persons violating or attempting to violate any such Covenants and either prevent him or them from doing so or to recover damages or other dues for such violations."

*First Amended and Restated By-Laws of the GH POA
Article III, "Board of Directors: Number, Powers, Meetings"
Paragraph C. "Powers and Duties"
Section 1. "Powers"*

"... the Board of Directors shall have the power to establish policies relating to, and for performing or causing to be performed, the following,...."

- (g) making and amending rules and regulations and promulgating, implementing and collecting fines for violation of the rules and regulations;*
- (i) enforcing by legal means the provisions of the Declaration, including the provisions concerning architectural control, these By-Laws, and the rules and regulations adopted by the Association and bringing any proceedings that may be instituted on behalf of or against the Owners concerning the Association:...."*

II. PROCEDURE

The procedure for enforcing the CCR's depends on the type of violation:

Type A: Those violations that are relatively easily cured by property owner action.

Type B: Those violations of a nature that any violator's procrastination in implementing a remedy will be penalized through an added per-day surcharge of the basis fine (See also "Grace Period" consideration in Procedural Notes.)

Type C: Those violations involving a critical time element (such as rapid growth of grass and other vegetation) that, if not expeditiously cured by the property owner, will be remedied by the GHPOALC, with the property owner appropriately charged for the remedy.

Type D: Those items in violation of the Architectural Control Committee's (ACC) Building Application accepted by both the homeowner and the builder.

Procedural Notes:

1. Any procedure executed against a specific instance of violation is a discrete action in and of itself. If the violation is repeated in the future, this procedure is to be repeated in its entirety other than any fine initially imposed shall escalate according to the penalty schedule in Section III below.

2. Photo documentation is essential for the timely closure of all violations. Photo copies will be retained in the property owner's file along with all correspondence.

3. A "Violations Log," updated with violation events, status and closures, shall be electronically maintained (with written report printout) in a format containing the attributes listed in Attachment 1.

4. Violations applicable to these procedures, derived from CCR's and ACC Building Application Conditions and Restrictions, are identified and listed in Attachment 2.

5. While Type B violations carry the added per-day surcharge to deter violation correction delay, certain violations are deferred for property-owners' usual and customary, personal activities at residence. RV and travel trailer parking for trip preparation, boat or motor vehicle repairs by the owner, etc. receive a grace period:

Weekends: Friday pm to Monday am deferral,

Weekdays: Any two-days, one overnight deferral.

Deferrals can be extended for a defined period with prior notification of the POA Management. All grace period Type B violations are noted by (B*) designation in Appendix 2.

A. Type "A" Violation Procedure:

1. When a Type "A" violation is observed and when a photo of the violation is obtained, the property owner shall be sent a written notice, via First Class Mail, of the alleged violation. This "First Notice" letter (per Appendix A) shall request action to bring about compliance with the CCR's and solicit a response from the owner within ten (10) days of the date of the First Notice letter as to when the violation will be cured, along with the offer to appear at a Board of Directors' meeting.

The GHPOALC Manager shall also attempt telephone contact to convey all aspects of the violation notification as contained in the First Notice letter.

2. If a request to appear at a Board of Directors' meeting is received from the owner within ten (10) days of the First Notice date, a hearing shall be entered on the Board Agenda with such hearing to take place at the earliest opportunity, but no later than fourteen (14) days from the date the request is made.

3. If no request to appear at a Board of Directors' meeting is received, or if after the hearing a violation is found to exist, the owner shall be sent a "Final Notice" letter (per Appendix B) via both Certified and First Class Mail, demanding compliance with the deed restriction. The owner shall be advised that if the matter is not rectified within ten (10) days of the date on Final Notice letter, at the discretion of the Board, the owner will be subject to a monetary fine according to the attached fine schedule (per Section III below), or the matter turned over to the Association's attorney to initiate civil litigation proceedings.

The GHPOALC Manager shall also attempt telephone contact to convey all aspects of the same demand contained in the Final Notice letter.

4. If the violation is still not rectified after the expiration of the Final Notice ten (10) day period: 1) Any fine assessed by the Board, as well as nominal cost of owner notices and invoicing, shall be levied against the property and processed for collection through the GHPOALC's "Delinquent Property Assessments and Dues" system, or 2) The Association's attorney shall be instructed to file suit against the owner and seek all legal remedies available.

B. Type "B" Violation Procedure:

1. When a Type "B" violation is observed and when a photo of the violation is obtained, the property owner shall be sent a written notice, via First Class mail, of the alleged violation. This "First Notice" letter (per Appendix A) shall request action to bring about compliance with the CCR and solicit a response from the owner within ten (10) days of the date on the First Notice letter as to when the violation will be cured, along with the offer to appear at a Board of Directors' meeting.

The GHPOALC Manager shall also attempt telephone contact to convey all aspects of the violation notification as contained in the First Notice letter.

2. Further processing shall be delayed if the owner replies to the Association in writing that the violation will be cured "within a reasonable time." Unspecified or indeterminate timeframes for cure are not considered to be within a reasonable time.

3. If a request to appear at a Board of Directors' meeting is received from the owner within ten (10) days of the First Notice date, a hearing shall be entered on the Board Agenda with such hearing to take place at the earliest opportunity, but no later than fourteen (14) days from the date the request is made.

4. If no request to appear at a Board of Directors' meeting is received, or if after the hearing a violation is found to exist, or if the response from the owner indicates an unreasonable time for cure, the owner shall be sent a "Final Notice" letter (per Appendix B) via both Certified and First Class Mail. The letters shall demand the cure be effected within a reasonable time and also stress the owner will be subject to a monetary fine, including the per-day surcharge,

according to the attached fine schedule (per Section III below), or the matter turned over to the Association's attorney to initiate civil litigation proceedings.

The GHPOALC Manager shall also attempt telephone contact to convey all aspects of the same demand contained in the Final Notice letter.

5. If the violation is still not rectified after the expiration of the time allowed: 1) Any fine assessed by the Board, as well as nominal cost of owner notices and invoicing, shall be levied against the property and processed for collection through the GHPOALC's "Delinquent Property Assessments and Dues" system, or 2) The Association's attorney shall be instructed to file suit against the owner and seek all legal remedies available.

C. Type "C" Violation Procedure:

1. When a Type "C" violation is observed and when a photo of the violation is obtained, the property owner shall be sent a written notice, via Certified Mail and First Class mail, of the alleged violation. This "Special Notice" letter (per Appendix C) shall request action to bring about compliance with the CCR's and solicit a response from the owner within ten (10) days of the date on the Special Notice letter, along with the offer to appear at a Board of Directors' meeting.

The GHPOALC Manager shall also attempt telephone contact to convey all aspects of the violation notification contained in the Special Notice letter.

2. If a request to appear at a Board of Directors' meeting is received from the owner within ten (10) days of Special Notice letter date, a hearing shall be entered on the Board Agenda with such hearing to take place at the earliest opportunity, but no later than fourteen (14) days from the date the request is made.

3. If no request to appear at a Board of Directors' meeting is received, or if after the hearing a violation is found to exist, or if the violation is still not rectified after the expiration of the ten (10) day period, an appropriate contractor shall be engaged and directed to bring the property into compliance. **The owner shall then be charged for the full cost thereof, as well as nominal cost of owner notices and invoicing, and processed for collection through the GHPOALC's "Delinquent Property Assessments and Dues" system.**

D. Type "D" Violation Procedure:

In addition to home construction restrictions in the CCR's, Type D violations occur when a restriction in the home construction "ACC Building Application" (ACCBA) contract between the property owner/home builder and the GHPOALC Architectural Control Committee (ACC) is violated. The ACCBA contract may also contain enforcement procedure. Although unlikely, in the event of conflict, the ACCBA contents supersede this procedure.

1. When a Type "D" violation is observed and when a photo of the violation is obtained, both the builder and owner shall be sent a written notice of the alleged violation, via First Class Mail or hand-delivered. This "ACC Notice" letter (per Appendix D) shall demand the owner/builder immediately remedy the violation within ten (10) days from the date on the ACC

Notice letter, along with the offer of opportunity to appear at an Architecture Control Committee' meeting.

The GHPOALC Manager shall also attempt telephone contact to convey all aspects of the violation notification contained in the ACC Notice letter.

2. If a request to appear at an Architectural Control Committee meeting is received from the owner/builder within seven (7) days of the ACC Notice date, a hearing shall be entered on the ACC Agenda with such hearing to take place at the earliest opportunity, but no later than seven (7) days.

3. If no request to appear at an Architectural Control Committee meeting is received, or if after the hearing a violation is found to exist, or if the violation is still not rectified after the ten (10) day period: **1) Any monetary fine assessed by the ACC shall be levied against the property through subtraction from the Builder's Refundable Deposit at the time of post-construction deposit return, or 2) the Association's attorney shall be notified to anticipate a possible suit against the owner/builder within the legal remedies available.**

For violation fines over and above the Refundable Deposits amount, the owner shall then be charged for the balance cost thereof, as well as nominal cost of owner notices and invoicing, and processed for collection through the GHPOALC's "Delinquent Property Assessments and Dues" system.

4. Any action taken by the ACC shall be subjected to review by the full POA Board of Directors within ten (10) days of any deposit-penalty. As a matter of routine, a listing of active violation proceedings shall be provided to the board on a regular basis. The Board can uphold or overturn the ACC findings/recommendation.

III. PENALTY SCHEDULE

Type A Violation:	1 st Violation	\$100.00 + \$30.00 admin fee	
	2 nd Violation	\$150.00 + \$30.00 admin fee	
	Subsequent Violations	\$250.00 + \$30.00 admin fee	
Type B Violation:	1 st Violation	\$150.00 + \$50.00 admin fee + 10% (of base fine) added as per-day surcharge	
	2 nd Violation	\$200.00 + \$50.00 admin fee + 10% (of base fine) added as per-day surcharge	
	Subsequent Violations	\$400.00 + \$50.00 admin fee + 10% (of base fine) added as per-day surcharge	
Type C Violation:	1 st Violation	Actual cost + \$50.00 admin fee	
	2 nd Violation	Actual cost + \$50.00 admin fee	
	Subsequent Violations	Actual cost + \$50.00 admin fee	
Type D Violation	1 st Violation	<u>Minor</u>	<u>Major</u>
	2 nd Violation	\$200.00	\$1000.00 (+ \$50.00 admin fee)
	Subsequent Violations	\$300.00	\$1000.00 (+ \$50.00 admin fee)
		Same as 2 nd	

APPENDIX A: VIOLATION TYPE A or B "FIRST NOTICE" LETTER

GHPOALC LETTERHEAD

First Notice of Grand Harbor/Harbor Side Deed Restriction Violation

(OWNER'S NAME)

(OWNER'S MAILING ADDRESS) (Verify as current)

Property Legal ID #: G/H Section: _____, Block: _____, Lot: _____

DATE: _____

Dear Property Owner,

The Grand Harbor Property Owner's Association on Lake Conroe (GHPOALC) is responsible for subdivision Deed Restrictions Enforcement. The specifics of this responsibility are contained in the enforcement procedure on file at the Montgomery County Courthouse and available for your viewing at: <http://www.grandharborpoa.com>

An apparent violation of the subdivision Covenants, Conditions and Restrictions (CCR's) has been identified on the reference property as follows:

(Explain violation with specifics. Note surcharge, if Type B. Include at least one photo)

As the property owner of record, the GHPOALC is looking to you to remedy this situation:

(Explain what is needed to remove the violation)

This violation must be cleared within ten (10) days of the date of this letter. If there are extenuating circumstances as to why you have not or cannot cure this violation, please contact the POA Office immediately at 936-582-1054 during regular business hours (10:00 am – 5:00 pm CST) with your explanation:

(Insert responsible manager's name, phone #, and email address)

According to GHPOALC Policy and Procedures, you also have the right to appeal this asserted violation to the GHPOALC Board of Directors by requesting a meeting through the contact above within this same ten (10) day window of opportunity.

It is our hope that the alleged violation will be cleared with minimum impact on all parties. Please understand that your inattention to this matter will eventually result in either a monetary fine or a substantial legal proceeding as noted in the above referenced document.

Sincerely,

(Name and Position with GHPOALC)

APPENDIX B: VIOLATION TYPE A or B "FINAL NOTICE" LETTER

GHPOALC LETTERHEAD

Final Notice of Grand Harbor/Harbor Side Deed Restriction Violation

(OWNER'S NAME)

(OWNER'S MAILING ADDRESS) (Verify as current)

Property Legal ID #: G/H Section: _____, Block: _____, Lot: _____

DATE: _____

Dear Property Owner,

On _____, you were notified of a violation of Grand Harbor/Harbor Side subdivision Covenants, Conditions and Restrictions (CCR's) as follows:

(Explain violation with specifics. Note surcharge, if Type B. Include at least one photo)

As the property owner of record, the Grand Harbor Property Owners Association on Lake Conroe (GHPOALC) was looking to you to remedy this violation, but, as yet, there has been no satisfactory resolution. Also, the offer of an opportunity to discuss the situation with the GHPOALC Board of Directors was not taken. Therefore, this letter constitutes FINAL NOTICE and the violation must be cleared within ten (10) days of the date of this letter.

According to the GHPOALC's Deed Restrictions Enforcement Policy and Procedures document (on file at the Montgomery County Courthouse and available for your viewing at: <http://www.grandharborpoa.com>), the recourses available to POA management are either monetary fines or GHPOALC attorney intervention. Instead of these unpalatable alternatives, please immediately consider:

(Explain what is needed to remove the violation)

It is yet our hope the alleged violation can be cleared with minimum impact. However, please understand that further inattention to this matter will absolutely result in either a monetary fine or a substantial legal proceeding as previously noted. If you have any questions or need additional information, please contact the POA Office at 936-582-1054 during regular business hours (10:00 am – 5:00 pm CST).

Sincerely,

(Name and Position with GHPOALC)

APPENDIX C: VIOLATION TYPE C "SPECIAL NOTICE" LETTER

GHPOALC LETTERHEAD

First/Final Notice of Grand Harbor/Harbor Side Deed Restriction Violation

(OWNER'S NAME)

(OWNER'S MAILING ADDRESS) (Verify as current)

Property Legal ID #: G/H Section: ____, Block: ____, Lot: ____

DATE: _____

SUBJECT:

Dear Property Owner,

The Grand Harbor Property Owner's Association on Lake Conroe (GHPOALC) is responsible for subdivision Deed Restrictions Enforcement. The specifics of this responsibility are contained in the enforcement procedure on file at the Montgomery County Courthouse and available for your viewing at: <http://www.grandharborpoa.com>

A violation of the subdivision Covenants, Conditions and Restrictions (CCR's) has been identified on the reference property as follows:

(Explain violation with specifics. Include at least one photo)

As the property owner of record, the GHPOALC is looking to you to immediately remedy this situation:

(Explain what is needed to remove the violation)

Because of the time element with this situation, the violation must be cleared within ten (10) days of the date of this letter; otherwise the recourse taken by the GHPOALC, per procedure, will either be a monetary fine (actual remedy cost + admin. fee) or GHPOALC attorney intervention

If there are extenuating circumstances as to why you have not or cannot cure this violation, please contact us immediately with your explanation:

(Insert responsible manager's name, phone #, and email address)

According to GHPOALC Policy and Procedure, you also have the right to appeal this asserted violation to the GHPOALC Board of Directors by requesting a meeting through the contact above within this same ten (10) day window of opportunity.

It is yet our hope the alleged violation can be cleared with minimum impact. However, please understand that further inattention to this matter will absolutely result in either a monetary fine or substantial legal proceeding as previously noted. If you have any questions or need additional information, please contact the POA Office at 936-582-1054 during regular business hours (10:00 AM – 5:00 pm CST).

Sincerely,

(Name and Position with GHPOALC)

APPENDIX D: TYPE D "ACC NOTICE" LETTER

**GHPOALC LETTERHEAD
ACC Notice of Grand Harbor/Harbor Side Deed Restriction Violation**

(OWNER'S NAME)

(OWNER'S MAILING ADDRESS) (Verify as current)

Property Legal ID #: G/H Section: ____, Block: ____, Lot: ____

DATE: _____

Dear Property Owner,

The Grand Harbor Property Owner's Association on Lake Conroe (GHPOALC), in part through its Architectural Control Committee (ACC), is responsible for subdivision Deed Restrictions Enforcement and Architectural Controls. The specifics of this responsibility are contained in enforcement procedure on file at the Montgomery County Courthouse and available for your viewing at: <http://www.grandharborpoa.com>

A violation of either: 1) the restrictions and conditions contained in the ACC Building Application you, as the owner, and/or the builder, agreed to, or 2) the subdivision Covenants, Conditions and Restrictions (CCR's) has been identified on the reference property as follows:

(Explain violation with specifics. Include at least one photo)

As the property owner of record, the GHPOALC is looking to you and/or the builder of record to immediately remedy this situation:

(Explain what is needed to remove the violation)

Because of the time element with this dynamic situation, the violation must be cleared within ten (10) days of receipt of this letter; otherwise the recourse taken by the GHPOALC ACC will either be a monetary fine (with the assessed amount withheld from the Builder's Refundable Deposit), or GHPOALC attorney intervention

If there are extenuating circumstances as to why you and your builder have not or cannot cure this violation, please contact the POA Office immediately with your explanation:

(Insert responsible manager's name, phone #, and email address)

According to GHPOALC Policy and Procedures, you or a builder representative also have the right to appeal this asserted violation to the GHPOALC ACC by requesting a meeting through the contact above within this same ten (10) day window of opportunity.

It is yet our hope the alleged violation can be cleared with minimum impact. However, please understand that further inattention to this matter will absolutely result in either a fine or a substantial legal proceeding as previously noted. If you have any questions or need additional information, contact the POA Office at 936-582-1054 during regular business hours (10:00 am – 5:00 pm CST).

Sincerely,

(Name and Position with GHPOALC)

CC:
Builder of Record.
File

GHPOALC
CCR VIOLATIONS LOG

The violations processed through the GHPOALC Policy and Procedure (P&P) "computer tool" shall absolutely have the following events and data attributes entered and recorded at the time each is recognized or executed. The purpose is to maintain an official time-sequence history/record of each violation from first discovery to final disposition.

1. **Legal Identification** (Violator ID, e.g., H01B01L06 equivalent to: Harbor Side Lot 01, Block 01, Lot 06)
2. **Owner's Name** (As listed on the official Montgomery County Appraisal District (MCAD) property rolls)
3. **Owner's Mailing Address** (Violator address extracted from the current official MCAD property rolls, e.g., 18848 Harbor Side Blvd. Montgomery, TX 77352-3222)
4. **Covenants, Conditions and Restrictions (CCR) Identification Code** (Three character ID from P&P Attachment 2)
5. **Violation Date** (Date upon which violation is first observed and photographed)
6. **Violation Type** (Single P&P Alpha character to indicate the specific sub-procedure to use in processing the violation)
7. **Repeat Violation?** (Indication if, for the legal ID, the infraction is the first time or a repeat offense. Used to determine the dollar amount per P&P Section III of any levied fine)
8. **Violation Fine** (Dollar amount of any fine to be levied)
9. **1st Letter Mailed** (Date the first written correspondence is sent for each violation)
10. **2nd Letter Mailed** (Date a final/demand letter is sent)
11. **Contact #1** (Date first telecom or email contact is made with Owner – note whether telecom or email used)
12. **Contact #2** (Date a follow-up contact is made, usually at the same tie as 2nd Letter)
13. **Closed Date** (Date the violation is determined to need no further attention/activity)
14. **Explanatory Notes** (Dated set of time-sequenced notes that elaborate and further document violation activity/events)

CCR VIOLATIONS


VIOLATION ID	VIOLATION	CCR LOCATION	Type
	Unauthorized Use	Art. III, Sec. 1	
UU1	Residential property used for Business, Professional, Commercial or Manufacturing purposes		B
UU2	Attached garage not in a functional configuration available for the parking of automobiles		D
	Annoyance or Nuisance	Art. III, Sec. 9, 18	
NN1	Exterior speakers, horn, whistle, bell, or other sound device used or placed on a Lot		A
NN2	Auto repair on Lot or in a driveway or street		B*
NN3	Storage of flammable liquids in excess of 10 Gallons		B
NN4	Discharge of Firearm or Fireworks		A
NN5	Conducting an offensive or hazardous activity by reason of: Fire, Explosive, Odor, Fumes, Dust, Smoke, Vibration, or Pollution		B
NN6	Unauthorized liquified hydrocarbon storage container in use (other than small grill-type containers)		B
	Temporary Structure	Art. III, Sec. 1, 10	
TS1	Temporary Structure placed on Lot: Manufactured Home, Mobile Home, Outbuilding		B
TS2	Temporary Structure placed on Lot: Travel Trailer, RV		B*
TS3	Temporary Structure placed on Lot: Tent, Shack		B
	Improper/Unauthorized Signage	Art. III, Sec. 11	
IU1	Improper or unauthorized signage, displays, banners, advertising device, etc. posted on Property		C
	Garbage and Refuse	Art. III, Sec. 13, 20	
GR1	Trash or Rubbish on property not in approved containers		A
GR2	Open storage of materials visible from street (other than approved construction)		A
	Obstruction of View	Art. III, Sec. 15	
OV1	Plant material greater than 2 feet in height past rear building line of lakefront Lot.		A
	Walls, Fences and Hedges	Art. III, Sec. 16	
WF1	Improper location of wall or fence		D
WF2	Waterfront Lot fence is not black ornamental iron		A
WF3	Waterfront Lot fence is over 4 feet in height		A
WF4	Chainlink fence erected or otherwise placed on Lot		D
WF5	Interior Lot fence greater than 6 feet		A
WF6	Interior fence not of approved materials		D
WF7	Wooden fence finished face not facing street side		D
WF8	Installed fence impeding natural water flow		C
	Views, Obstructions and Privacy	Art. III, Sec. 19	
VO1	Clothes lines, exterior clothes drying devices used on Lot		A
VO2	Above ground swimming pool installed		A
VO3	Window air conditioner installed		A
VO4	Inoperable motor vehicle stored on Lot		B*
	Lot/Yard Maintenance	Art. III, Sec. 20	
LY1	Lot not landscaped 3 or more months of date of Occupancy		D
LY2	Failure to cut weeds and grass and maintain property in a sanitary, healthful and attractive manner		C
LY3	Unauthorized removal of dirt from or unauthorized tree cutting on Lot	(also III Sec. 15)	C
LY4	Inappropriate storage of materials and equipment other than for original construction.		A
LY5	Driving through ditches to gain access to Lot		C

CCR VIOLATIONS

LY6	Rear yards or portions of yards visible to public view: residential materials not properly screened or stored		A
LY7	Burning of trash and debris on property		A
LY8	Standing dead tree hazard not removed		A
LY9	Fallen dead tree(s) not removed		A
L10	Lot erosion/sitting into ditches or canals; No effective erosion control measures in use or measures in disrepair		B
Motor Vehicle Operation, Storage, Repair		Art. III, Sec. 21, 22	
MV1	Improper operation of unlicensed vehicle on roads: motorcycle, scooter, go-cart		A
MV2	Non-motorized vehicle, trailer, boat, or marine-type improperly parked or stored on any part of lot, easement, or right-of-way		B*
MV3	Improper dismantling and repair, or storage, of motorized vehicle on any part of lot, easement, or right-of-way.		B*
Antenna and Satellite Dish, Panels		Art. III, Sec. 23, 24	
SD1	Antenna/dish improper size, color, # of Dishes.		A
SD2	Improper radio transmission - radiation of energy.		A
SD3	Solar panels improperly located for installation		A
SD4	Satellite dish outside of building lines or in front of a building or visible from the street.		A
Pets		Art. III, Sec. 25	
PT1	Horses, cows, poultry or other livestock (other than inside-housepets) maintained on Lot (Exemption for certain Lots on Peel Rd.)		C
PT2	Pets running at large; pets not on leash; animals causing resident threat or nuisance		C
Architecture Control			
AC1	Unauthorized/unapproved carport put in place	Art. III, Sec. 2	D
AC2	Window or wall type air conditioner installed	Art. III, Sec. 5	A
AC3	Initiated home construction on-site exceeding 180 days	Art. III, Sec. 10	D
AC4	Protective patio screening deteriorated and needing repair or maintenance	Art. III, Sec. 16	A
AC5	Unauthorized mailbox design or use of construction materials	Art. III, Sec. 17	D
AC6	Unauthorized liquified hydrocarbon storage container in use	Art. III, Sec. 18	B
AC7	Unauthorized installation of Flagpole, Pennants, Roof-top solar collectors, Sunlight obstructions, Children's playground equipment, Exterior Lights, Ornamental statuary and yard art,	Art. III, Sec. 19	A
AC8	Failure to remove construction site downed trees, stumps, limbs, branches	Art. III, Sec. 20	D
AC9	Improper entry or use of adjacent lot; unauthorized trash and debris on adjacent lot	Art. III, Sec. 20	D
A10	Improper entry to construction site; no culvert; passage through ditch	Art. III, Sec. 20	D
A11	Entry culvert at incorrect grade or slope	Art. III, Sec. 20	D
A12	Alteration of established drainage. Unauthorized, Improper, Incomplete	Art. III, Sec. 26	D
A13	Entrance lip, culvert, driveway curb ties in disrepair and unattractive	Art. III, Sec. 27	A
A14	Unauthorized bulkhead, boatslip cover (homemade type),	Art. III, Sec. 31	A
A15	Bulkhead, boat slip not properly repaired or maintained	Art. III, Sec. 31	A
A16	Plastic construction fencing not installed or in disrepair	Building App.	A
A17	Improper concrete contractor washout of cement trucks	Building App.	A
A18	Dirt and construction debris allowed to remain on street; no broom cleaning	Building App.	A
A19	No dumpster or authorized trash receptacle on construction site	Building App.	A
A20	Worker lunch litter, debris, alcohol consumption on construction site	Building App.	A
A21	Dirt and construction debris in drainage ditches	Building App.	A

GHPOALC APPROVAL


I certify that the foregoing is a correct representation of the Policy and Procedure resolution passed by a majority of the GHPOALC Board of Directors on the date specified.



GHPOALC Secretary

8-11-09
DATE

APPROVED:



President



Vice President/Treasurer



EXECUTED this the 13th day of August, 2009.

GRAND HARBOR PROPERTY OWNERS
ASSOCIATION on LAKE CONROE, a Texas
Non-profit Corporation

By: Sue Bird
Sue Bird, General Manager

THE STATE OF TEXAS §
 §
COUNTY OF MONTGOMERY §

THIS INSTRUMENT was acknowledged before me on the 13th day of August, 2009 by Sue Bird, General Manager of GRAND HARBOR PROPERTY OWNERS ASSOCIATION on LAKE CONROE, a Texas non-profit corporation, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purposes therein expressed and in the capacity therein expressed.

Lisa Carver
Notary Public – State of Texas

After filing, mail to:

Grand Harbor POA
11301 Grand Harbor Blvd.
Montgomery, Texas 77356

Attn: Sue Bird, General Manager



FILED FOR RECORD

2009 AUG 20 PM 12:05

Mark Turnbull
COUNTY CLERK
MONTGOMERY COUNTY TEXAS

STATE OF TEXAS
COUNTY OF MONTGOMERY

I hereby certify this instrument was filed in
File Number Sequence on the date and at the time
stamped herein by me and was duly RECORDED in
the Official Public Records of Real Property at
Montgomery County, Texas.

AUG 20 2009



Mark Turnbull
County Clerk
Montgomery County, Texas