



**GREATWOOD COMMUNITY ASSOCIATION, INC.**

**RESOLUTION ADOPTING GUIDELINES  
REGARDING TRASH DISPOSAL AND PICK-UP**

WHEREAS, the Board of Directors of Greatwood Community Association, Inc. (hereinafter the "Association"), a Texas non-profit corporation, does by this writing consent to the following actions and adopt the following resolution:

WHEREAS, Association's Declaration of Protective Covenants and Supplemental Declaration for Greatwood subdivision is filed of record at Fort Bend County Clerk's File No.'s 2147377/8940912 and 1999048154, respectively, along with any amendments, supplements, or replats, etc., thereto (collectively referred to as the "Declaration");

WHEREAS, the Board of Directors (hereinafter the "Board") desires to fulfill the Association's purpose set forth in the Declaration Preamble to provide a "general plan of improvement for the benefit of all owners of real property within the Properties....provide a flexible and reasonable procedure for the overall development of the Properties, and to establish a method for the administration, maintenance, preservation, use and enjoyment of such Properties;"

WHEREAS, Article IX, Section 3 of the Declaration provides that "[t]he Association, through its Board of Directors, may make and enforce reasonable rules and regulations governing the use of the Properties, which rules and regulations shall be consistent with the rights and duties established by this Declaration;" and

WHEREAS, Article XII. Section 8. of the Declaration of Protective Covenants provides that "[a]ll garbage cans...and other similar items...shall be located or screened so as to be concealed from view of neighboring Units, streets, and property located adjacent to the Unit," and Article XII. Section 6 provides that "[i]t shall be the responsibility of each Owner to prevent the development of any unclean, unhealthy, unsightly, or unkempt condition on his or her Unit";

WHEREAS, Article IV, Section 2 of the Supplemental Declaration of Amendments to Declaration of Protective Covenants provides that "...Each Owner must maintain...all other improvements thereon at all times in such manner as to obtain and maintain Community-wide Standards on a continuing basis as may be more specifically determined by this Declaration and other Governing Documents, including as determined from time to time by duly adopted Architectural Guidelines and Regulations";

WHEREAS, Association acting through its Board of Directors, desires to regulate the use, maintenance, repair, replacement, modification, and appearance of the subdivision through written guidelines in regard to trash disposal and pickup; and

WHEREAS, such guidelines are necessary to help maintain the attractiveness of the subdivision, enforce the Deed Restrictions in a reasonable manner, and thereby support property values of the subdivision.

NOW, THEREFORE, BE IT RESOLVED, that the following Guidelines Regarding Trash Disposal and Pickup are hereby adopted:

**GUIDELINES REGARDING TRASH DISPOSAL AND PICK-UP**

1. Trash collection containers may be left out no earlier than 6pm the night before the day of trash pick-up.
2. Trash collection containers must be removed to a storage place out of public view no later than 10pm on the day of trash collection.
3. Loose trash should be bundled and placed near the curb.
4. Items placed in trash bags such as tree limbs/tree trimmings, grass cuttings, plants, weeds, leaves, dead trees or branches thereof, sawdust, brush or other clippings must also follow these guidelines. All such items in trash bags should be placed near the curb no earlier than 6pm the night before the day of trash pick-up, except that tree limbs over one inch (1") in diameter may be bundled and placed near the curb.

The Board of Directors of the Association has established these Guidelines in accordance with the authority granted to them by the provisions of the Deed Restrictions. The guidelines are established to assure a uniform, fair and reasonable interpretation of the Deed Restrictions and the power of the Association related to regulation of the appearance of the subdivision.

These procedures and guidelines may be amended by the Board of Directors of the Association from time to time as it deems necessary and appropriate.

ADOPTED this 2nd day of August, 2018.

GREATWOOD COMMUNITY ASSOCIATION, INC.

BY: [Signature]  
Signature

President Jack Molho  
Print Name and Title

THE STATE OF TEXAS           §  
  §  
COUNTY OF FORT BEND       §

THIS INSTRUMENT was acknowledged before me on this the 2nd day of August, 2018, by JACK MOLHO, PRESIDENT of GREATWOOD COMMUNITY 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:  
Daughtry & Farine, P.C.  
17044 El Camino Real  
Houston, Texas 77058

