

# ***Green Tee Terrace***

## ***Resolution Regarding Exterior Maintenance Guidelines***

**WHEREAS.** Chapter 204. Section 204.010 of the Texas Property Code authorizes associations acting through their boards of directors to regulate the use, maintenance, repair, replacement, modification, and appearance of the subdivision: and

**WHEREAS.** Such rules are necessary to help maintain the attractiveness of the subdivision and thereby support property values of the subdivision.

**NOW THEREFORE, BE IT RESOLVED THAT:** the following *Exterior Maintenance Guidelines* are hereby adopted:

### **EXTERIOR MAINTENANCE GUIDELINES**

All homes and improvements on a lot must be maintained in a state of good repair and shall not be allowed to deteriorate. Repairs shall include, but not be limited to, the following:

1. All painted surfaces must be clean and smooth with no bare areas or peeling paint.
2. All **colors for painted surfaces shall be approved by the HOA** so that hues/shades be aesthetically appealing and in continuity with others in the subdivision.
3. **All surfaces must be free of mildew. This is a common problem in Green Tee, because many of the homes are older, but it is imperative that we work to keep the exterior of our homes free of unsightly mold and mildew. Please contact the HOA @ [hoa@greenteeterrace.com](mailto:hoa@greenteeterrace.com) for local providers.**
4. All rotted and/or damaged wood must be replaced, and any damage to brick must be repaired on all homes and garages.
5. Gutters must be kept in good repair and not allowed to sag or hang down.
6. Roofs must be maintained in good repair with no missing or curling shingles. In addition, the entire roof must be the same color.
7. Garage doors must be maintained and in good repair, including unsightly dents or unhinged doors.
8. Fences and gates must be kept in good repair, and should be no taller than 8 feet.
9. **Sidewalks, driveways, and curbs must be clean and undamaged. Seams (sidewalk edges) must be kept free of weeds (edged). In addition, all sidewalks must be maintained at the width intended.**
10. Lawns must be kept mowed, edged, and weed free; **edging includes the street curb. Flowerbeds must be kept free of weeds, and shrubs/trees must be kept trimmed. This is not limited to front yards. Any visible part of your home shall be maintained accordingly.**
11. Plants and shrubs must be maintained at a height/width that will not obstruct the view of any driver backing from their driveway. Please understand that the **City of Pearland owns the right of way between the sidewalk and the street.** Therefore, any plants in that area can and will be reported to the city if they becomes unsightly or a hindrance to other homeowners.
12. **Rotten wood and tree limbs must be removed from yards. Termites and other insects thrive and threaten the safety of your home and those around you.**
13. All homes backing up to the golf course must be maintained accordingly. There shall be no unkempt yards, trash, ladders, or unsightly debris in public view.
14. **There shall not be storage of offensive material, clutter or unsightly debris that is visible to the public through open garage doors, carports, or uncovered windows.**
15. Mailboxes and yard lights must be maintained in good repair.
16. Basketball goals shall be kept in good repair to include backboard, rim and net. No basketball goals shall be left in the street. When not in use, they should be stored behind the building line of the home.
17. Dead end streets are not parking lots and should not be used as such.
18. **NO PARKING ON THE GRASS. USE THE DRIVEWAY. THIS IS A CITY ORDINANCE!** If you need a larger driveway, contact the HOA at [hoa@greenteeterrace.com](mailto:hoa@greenteeterrace.com) for a list of local providers.
19. **All seasonal decorations and lights must be removed in a timely manner.**
20. In order to maintain consistency with others in the neighborhood, rod iron fences, gates, etc. should be black or pewter in color. Requests contrary to this restriction must be approved by the Architectural and Deed Restriction Committee.