



Grand Harbor Property Owners Association (GHPOA)  
Subdivision Force Mowing Policy

Whereas, the GHPOA , hereinafter referred to as the association, acting through its Board of Directors, has the authority to regulate the use, maintenance , repair, replacement, modification, and appearance of the subdivision under Texas Property Code Section 204.010(a), (6);

Whereas, Article III, paragraph c, Section 1(g) of the By-Laws states that the Association Board of Directors shall have the power to establish polices relating to; "making and amending rules and regulations";

Now Therefore, be it resolved, that the Forced Mowing Policy and Procedure, approved by majority vote of the Board of Directors while in formal session, shall read as follows:

1. Policy

Whereas each section of Grand Harbor subdivision is subject to maintaining property to acceptable standards, and under Section 20 of the CCR's, Grand Harbor POA can, at its discretion, access property, remedy the violation, and bill the owner for costs incurred plus a management fee, if said lot owner does not maintain the property in accordance with the CCR's and applicable policies in effect.

Per this policy, lawn, landscape and overall property maintenance is defined by natural and induced vegetation growth level; i.e. grass, weeds, or natural growth is not exceeded an overall height of eight (8) inches, about the local ground level. Trees, bushes, and shrubs are exempt from this height restriction, but when mowing takes place, use of a weed eater or other device to trim adjacent to the trees, or shrubs to maintain the standard is required. The result is that all lots, whether improved or not, must be kept neat and tidy, with regular mowing and cleaning of the entire lot. Any debris, such as tree limbs, brush, etc., from natural decay or storms must be cleared within 15 days of the event.

2. Definitions

Notice: Under Section 20 of the CCR's, the ten day notice will be fulfilled by the annual reminder letter requiring lot owners to inspect and maintain their lots within the 8 inch guidelines. An annual letter to owners of unimproved property will serve as the notice of the maintenance requirement. No additional notices will be sent out regarding violations of the policy. This notice is posted in the POA Office and on the Grand Harbor Website as well.

3. Procedures for Non-Compliance with Policy

Under Section 20, non-compliance will be remedied and treated as a Class "C" Deed Violation. The cost of remedy will be billed to the lot owner at Cost + \$50.00, per each individual, existing policy violation.

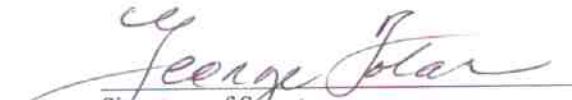
Unpaid violations will be subject to the Deed Enforcement collection policy in effect.

The Grand Harbor Property Owner's Association, its agents and representatives, shall not be liable, and shall be expressly relieved from any liability, for trespass or other tort in connection with or arising from the removal of debris or mowing of any property found in violation.

APPROVED and ADOPTED by the Board of Directors on July 20, 2010.

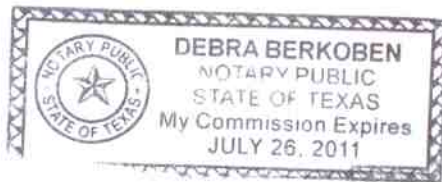


GRAND HARBOR/HARBOR SIDE PROPERTY OWNERS' ASSOCIATION

  
Signature of Secretary  
George TOLAR  
(Printed Name)

THE STATE OF TEXAS       §  
  §  
COUNTY OF MONTGOMERY   §

THIS INSTRUMENT was acknowledged before me on this the 7 day of October, 2010, by the said Secretary of GRAND HARBOR/HARBOR SIDE PROPERTY OWNERS' ASSOCIATION, a Texas non-profit corporation, on behalf of said corporation.



  
NOTARY PUBLIC IN AND FOR  
THE STATE OF TEXAS

GRAND HARBOR/HARBOR SIDE PROPERTY OWNERS' ASSOCIATION  
common properties and facilities policies

WHEREAS, Article V, of the Declaration of Covenants, Conditions, and Restrictions for Grand Harbor, states the following:

"...The purpose of the Association in general shall be to provide for and promote the health, safety, and welfare of the members...to provide for the maintenance, repair, preservation, upkeep and protection of the common properties and facilities of the subdivision..."

WHEREAS, the Board of Directors of the Grand Harbor/Harbor Side Property Owners' Association (POA) adopts this Policy and Procedure for the purpose of establishing consistent procedures for members of the POA, and their invited guests, to access the Grand Harbor and Harbor Side communities common properties and facilities providing controlled access and accountability. In addition, because the common properties and facilities within the subdivision are maintained by POA members, individuals who do not live in the community should not be able to use the properties. Any unauthorized attempts to utilize the common properties and facilities, by non-members should be treated as trespassing by the POA.

NOW THEREFORE, BE IT RESOLVED THAT, the following Policy and Procedures are hereby adopted by the Board of Directors:

GRAND HARBOR PROPERTY OWNERS' ASSOCIATION  
common properties and facilities policies

DEFINITIONS

"Access code" is a code issued by Access Control personnel on a daily basis for use to enter the boat launch area.

"Association" shall mean and refer to Grand Harbor Property Owner's Association.

"Member" shall mean and refer to every person or entity who holds a membership in the Association.

"Boat launch area" shall refer to an option amenity for the members of the Association launch their watercrafts. The area is located on Walden Road with the legal description of

"Park" shall refer to the area at the end of Park Side Drive with the legal description of containing ball fields, pavilion, tennis courts and walking trail.

"Hours of operation" shall refer to the hours the areas are available for use by members.

"Subdivision" shall refer to Grand Harbor, Harbor Side and The Island.

Common properties and facilities

The following are the policies and procedures related to all common properties and facilities:

Use of the common areas is limited to members of the Association and their invited guests. Guest using any common areas must be accompanied by a member of the Association.

The hours of operation for are from dawn to dusk with exceptions approved by the Board of Directors.

No vehicles or trailers can be left overnight, with exceptions approved by the Board of Directors.

Alcoholic beverages and glass containers are prohibited with the exception of special events approved by the Board of Directors.

No littering.

Grand Harbor POA is not responsible for any accidents, loss or damage of personal property.

#### Boat Launch Area

The following are the policies and procedures related the boat launch area:

Use of the Boat Launch is limited to members of the Association and their invited guests. Guest launching or recovering watercraft for service must be accompanied by a member of the Association. Members must be members of good standing with the Association.

The hours of operation for the boat launch area are from dawn to dusk.

No vehicles, water craft or trailers can be left overnight.

Members must obtain the access code and register vehicles, water-craft, watercraft trailers and additional guest vehicles with the Access Control personnel at the Grand Harbor Blvd. gate house prior to use of the boat launch area. The access code and registration process must be completed on a daily basis.

Access Control personnel must fill out all information on the boat ramp daily sign in sheet and trailer/boat registration sheet. Once all documentation is completed, Access Control personnel will issue a pass which should be visibly displayed on the dash of the vehicle entering the boat launch area and should remain on display while the vehicle remains in the area. Vehicles not displaying the pass, or vehicles displaying passes which do not match the information provided to the AC personnel, are subject to tow at owner's expense.

Users of the boat ramp must relock the access gate after entry and exit. Failure to relock will result in a fine or the loss of access to the boat launch area.

The launch area is for launching and retrieving member's watercraft only. Watercraft cannot be tied off and left unattended at the boat ramp and surrounding area.

Minors must be accompanied by an adult.

No life guards are on duty. Swim at your own risk.

Parking outside the fenced area of the boat launch is private property. The Association is not responsible for parking in this area.

#### Park

The following policies and procedures are related to the Park area:

Use of the Park area is for members of the Association and their invited guests.

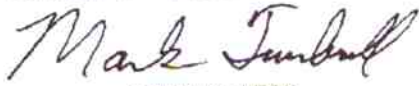
If you wish to reserve any part of the park on a regular basis, you must contact the Board of Directors; otherwise, all the facilities are on a first come first serve basis.

Reservations will be considered based on the following: you must make a deposit and pay a fee, the reservation will not be considered for longer than two months at a time, members must be and remain members in good standing during the reservation period.



**FILED FOR RECORD**

10/13/2010 12:06PM



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 Montgomery County, Texas.

10/13/2010



County Clerk  
Montgomery County, Texas