



BOCA RATON HOMEOWNERS' ASSOCIATION, INC.

RESOLUTION REGARDING ADOPTING XERISCAPING POLICY

THE STATE OF TEXAS §
 § KNOW ALL PERSONS BY THESE PRESENTS:
 COUNTY OF GALVESTON §

WHEREAS, THE BOCA RATON HOMEOWNERS' ASSOCIATION, INC. (the "Association"), is charged with administering and enforcing those certain covenants, conditions and restrictions contained in the recorded Declarations, and any amendments thereto, for the various sections of the Boca Raton subdivision (the "Community") (collectively referred to as the "Declarations");

WHEREAS, Chapter 204, Section 204.010(a)(6) of the Texas Property Code empowers the Association acting through its Board of Directors (the Board), to regulate the use, maintenance, repair, replacement, modification, and appearance of the Community and to implement written Architectural Control Guidelines (the "(Guidelines)"); and,

WHEREAS, Article III Use Restrictions, Section 14 Building and Lot Maintenance, of the Declarations authorizes the Board to issue guidelines to interpret the spirit and intent of this section;

WHEREAS, the Association desires to adopt a resolution setting forth guidelines on the installation of drought-resistant landscaping or water-conserving natural turf.

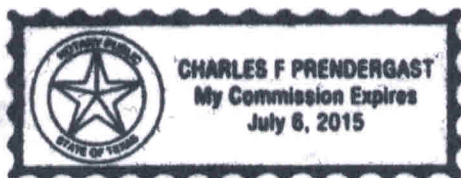
NOW, THEREFORE, BE IT RESOLVED THAT the following XERISCAPING POLICY is hereby adopted by the Board of Directors:

1. All drought-resistant landscaping or water-conserving natural turf, and the location of its installation, must be approved by the Association's Architectural Control Committee ("ACC") **prior to installation.**
2. A property owner who is seeking approval from the ACC to install drought-resistant landscaping or water-conserving natural turf must submit a detailed plan for the design installation including, but not limited to, the name or type of plants and/or materials to be used and the planned location of the installation.
3. The Association may regulate the owner's use of gravel, rocks or cacti in the proposed landscaping plan to ensure that the proposed landscaping remains in harmony with the overall appearance and aesthetics of the subdivision, while still promoting water conservation.
4. The ACC may request additional information or changes to the plan. Installation of xeriscaping may not commence until the plans have been approved in writing. Once installation of the xeriscaping has commenced, the project must be completed within sixty (60) days.
5. The Association regulates yard and landscape maintenance pursuant to Article III, Section 14, of the Deed Restrictions and the Board Resolution on Minimum Home Landscaping.
6. Synthetic or artificial turf is prohibited.

These guidelines are effective upon recordation in the Public Records of Galveston County, and supersede any related guidelines which may have previously been in effect. Except as affected by Section 202.007 of the Texas Property Code and/or by these guidelines, all other provisions contained in the Declarations or any other dedicatory instruments of the Association shall remain in full force and effect.

Duly approved and adopted at a meeting held by the Board of Directors of the BOCA RATON HOMEOWNERS' ASSOCIATION, INC., this 20th day of May, 2014.

Effective Date: May 22, 2014.



Signed:

Curt Roberts
President, Board of Directors

Attest:

Jacquelyn Gibson
Secretary, Board of Directors



THE STATE OF TEXAS §
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COUNTY OF GALVESTON §

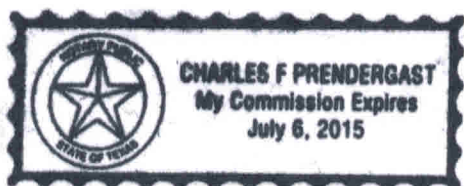
THIS INSTRUMENT was **acknowledged** before me on this the 20th day of May, 2014, by Curt Roberts, President of BOCA RATON HOMEOWNERS' ASSOCIATION, INC., a Texas non-profit corporation, on behalf of said corporation.

Charles F. Prendergast
NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS

THE STATE OF TEXAS §
 §
COUNTY OF GALVESTON §

THIS INSTRUMENT was **acknowledged** before me on this the 20th day of May, 2014, by Jacquelyn Gibson, Secretary of BOCA RATON HOMEOWNERS' ASSOCIATION, INC., a Texas non-profit corporation, on behalf of said corporation.

Charles F. Prendergast
NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS



FILED AND RECORDED



OFFICIAL PUBLIC RECORDS

Dwight D. Sullivan
2014027942

May 22, 2014 10:40:10 AM

FEE: \$30.00

Dwight D. Sullivan, County Clerk
Galveston County, TEXAS

