

**BOCA RATON SECTION 1  
HOMEOWNERS' ASSOCIATION, INC.  
P.O. BOX 2180  
FRIENDSWOOD, TEXAS 77549-2180  
A NON PROFIT CORPORATION**

WHEREAS, **Article X** of the **By-Laws for the Boca Raton (Section 1) Homeowners' Association, Inc.**, authorizes the Board 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 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 of peeling paint, and all surfaces must be free of mildew.
2. All rotted and damaged wood must be replaced and any damaged brickwork repaired.
3. Gutters must be kept in good repair and not allowed to sag or hang down.
4. Roofs must be maintained in good repair with no missing or curling shingles.
5. All glass surfaces must be whole.
6. Garage doors must be undamaged and in good repair.
7. Fences and gates must be kept in good repair.

8. Sidewalks, driveways and curbs must be clean and undamaged. Seams must be kept free of weeds.

9. Lawns must be kept mowed, edged, and weed free. Flower beds must be kept free of weeds, and shrubs and trees must be kept trimmed. Dead trees and shrubs must be cut down and removed.

10. There shall be no storage of clutter and debris in public view.

11. Mailboxes must be maintained in good repair.

12. All doors must be kept in good repair.

Failure to follow these guidelines violates Article III, Section 7, of the Declaration of Covenants, Conditions, and Restrictions for Boca Raton (known as the Deed Restrictions).

ADOPTED BY THE BOARD OF DIRECTORS THIS 13TH DAY OF MAY 1997.

*Cheeryl Bouziden*  
CHERYL BOUZIDEN

*J.L. Blankenship*  
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*Sean Deborde*  
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