

NOTICE
JD

Stratford Townhomes Owner/Tenant Landscaping Rules

20150377548
08/20/2015 RP2 \$24.00

In accordance with the Second Amended Rules and Regulations Sections B2 (b), (f), and (g) the following landscaping rules have been provided to the owners/tenants regarding allowable modifications to the common areas.

Front Porch/Stoop:

Owners/Tenants may have pots, plants, and decorative items covering no more than one-third of the area of front stoop of their unit. No fountains, bird baths, bird houses or bird feeders are permitted.

Flower pots may be made of molded decorative plastic, ceramic, clay, or concrete.

Owners/Tenants may have one hanging basket. Baskets can hang from the front overhang or a bracket attached to the brick or front door surround. Baskets may be made of ceramic, wicker or wire with a coco liner. Brackets must match the front door hardware and must be approved by the Architectural Control Committee.

All pots and hanging baskets on the stoop must be filled with live plants. Dead plants must be replaced. During the winter months pots may be empty. No fake plants or flowers are permitted.

Yards and Flowerbeds:

Owners/Tenants may not alter the common grounds including the flower beds and yards surrounding their units. This includes but is not limited to these additional items:

- No fountains, bird baths, bird houses or bird feeders.
- No flower pots on walkways, in flower beds, or in yards.
- No yard art in flower beds or yard.
- No hanging art from trees, walls or front porches.
- No hanging baskets from trees or from plant stands in yards or flower beds.

Flower beds:

An owner may request that one or two varieties of annuals, perennials, or ferns from the approved list be added to the flower bed in front of their unit. These additions will be approved on a case by case basis depending on the available space in the flower bed and the existing shrubbery and plants. The Landscape Committee will specify the number of plants allowed per variety and the placement. These plants will be purchased, planted and maintained by the landscaping company contracted by Stratford Townhomes. The owner and HOA will divide the cost of these plants.

RP 095-54-0783

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Changes to existing shrubbery will be considered on a case by case basis. These alterations will be approved depending on the available space in the bed and the existing shrubbery and plants of the surrounding units. The Landscape Committee will specify the number of shrubs per variety and the placement. These plants will be purchased, planted and maintained by the landscaping company contracted by Stratford Townhomes. The owner and HOA will divide the cost of these plants.

Hoses:

Hoses must be coiled in a pot that is either placed behind the shrubbery or on the porch. Pots for hoses may be made of molded decorative plastic, ceramic, clay, or concrete.

Second Amended Rules and Regulations

Section B2 (b) Landscaping, Decoration, Redecoration, Change in Appearance

No owner shall have the right to modify, alter, landscape, decorate, redecorate, improve or otherwise change the appearance or nature of grounds and common areas, which include the flower beds, and the front porches of the units without prior written approval of the Association through a Landscaping Committee, if any, which will serve at the request of the Board. The Association may remove any landscaping, decoration, redecoration or change in appearance which is not approved by the Association at the Owner's expense.

Section B2 (f) Front Porch

The pavers of the front porches are part of the Common Areas and will be maintained by the Association, except that Owners may at their expense, place plants in decorative pots on the pavers subject to these rules and regulations and any rules of the Landscaping Committee. All plants must be in decorative pots which shall include molded decorative plastic, ceramic, clay, or concrete. Approved pots do not include most plastic or rubber containers in which plants are routinely sold to the public.

Section B2 (g) Patio Landscaping by Owners

No owner or tenant may plant anything other than in their patio area. An owner or tenant may place and maintain potted plants on their front stoop; even though the pavers of the front stoop are included in Common Areas and the Association will have no responsibility for any such plants and shall only be responsible for maintaining the pavers. Any damaged pots or dead plants must be removed promptly by owner. The Association reserved the right to request removal of excessive or unsightly plants or to remove same at owner's expense. Planting in the patio area may not exceed the height of the wall surrounding the patio without prior approval of the Board.

RP 095-54-0784

Anne Hoskin

Anne Hoskin

Name: Anne Hoskin
President of Marlborough Square, Section I
Owners' Association, Inc.

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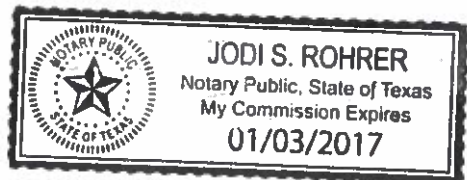
Dated this 1 day of August, 2015.

Before me, the undersigned authority, on this day personally appeared Anne Hoskin, President of Marlborough Square, Section I Owners' Association, Inc., a Texas non-profit corporation, which operates under the assumed name of the Stratford Townhomes Association, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that a majority of the Board of Directors approved these Landscaping Rules and that he/she executed the same for the purposes and consideration therein expressed and in the capacity therein stated as the act and deed of said Association.

Given under my hand and seal of office, this the 1 day of August, 2015.

Jodi S. Rohrer

Notary Public, State of Texas



RP 855-54-8785

Ret:

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Attorney at Law
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Houston, TX 77269

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RP 095-54-0786

FILED FOR RECORD
8:00 AM

AUG 20 2015

Stan Stewart
County Clerk, Harris County, Texas

ANY PROVISION HEREIN WHICH RESTRICTS THE SALE, RENTAL, OR USE OF THE DESCRIBED REAL
PROPERTY BECAUSE OF COLOR OR RACE IS INVALID AND UNENFORCEABLE UNDER FEDERAL LAW.
THE STATE OF TEXAS
COUNTY OF HARRIS

I hereby certify that 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 Real Property of Harris
County, Texas

AUG 20 2015



Stan Stewart
COUNTY CLERK
HARRIS COUNTY, TEXAS