

MEADOW CREEK VILLAGE RESIDENTS' ASSOCIATION

GUIDELINES FOR TRIMMING OF TREES

STATE OF TEXAS §

 §

COUNTY OF DALLAS §

KNOW ALL PERSONS BY THESE PRESENTS:

WHEREAS, the Meadow Creek Village Residents' Association ("Association") is charged with administering and enforcing those certain covenants, conditions and restrictions contained in the Declaration of Covenants, Conditions & Restrictions for Meadow Creek Village Residents' Association, filed for record on October 4, 1971, as Document Number 197100197466, Volume 71193, Page 0743 *et seq.*, of the Official Public Records of Dallas County, Texas (the "Declaration"), as such may be amended and/or supplemented from time to time; and

WHEREAS, Article VI, Section 1 of the Declaration, entitled "Powers and Duties" subsection (b) provides that the Board... shall pay for out of the maintenance fund... the "maintenance of exterior grounds, including care of trees, shrubs and grass and sprinkler systems on each Lot ..."; and

WHEREAS, Article VI, Section 1 of the Declaration, entitled "Powers and Duties" Subsection (b) provides that the Board ... shall pay for out of the maintenance fund... the "Exterior maintenance on each Lot and the Common Properties...; PROVIDED, that the term "exterior maintenance" as used herein shall expressly exclude all repairs and maintenance not specifically provided therein, including, but not limited to, (i) all maintenance necessitated by fire, windstorm or other casualty, (ii) maintenance and repair of glass and glass surfaces, and (iii) maintenance or repair of air conditioning and heating units;...; and

WHEREAS, Article VI, Section 1 of the Declaration, entitled "Powers and Duties" Subsection (b) provides that "... in the event that the need for maintenance or repair is caused through the willful or negligent act of any Owner, his or her family, or guests, or invitees, the cost of such maintenance or repair shall be added to and become a part of the assessment to which each Lot is subject; and

WHEREAS, Article V, Section 4(i) of the By-Laws, entitled "Directors" provides it shall be the duty of the Board "to cause the common areas to be maintained..."; and

WHEREAS, Article V, Section 4(j) of the By-Laws, entitled "Directors" provides it shall be the duty of the Board "to cause the exterior of the dwellings to be maintained."

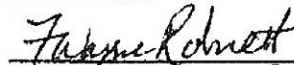
NOW, THEREFORE, the Board has duly adopted the following *Guidelines for Trimming of Trees*.

1. The Association will trim only front yard (exterior) trees and trees on the Common Properties
 - a. when branches are in violation of City Code (minimum 14 ft. over streets, 8 ft. over sidewalks), or
 - b. to prevent potential damage by branches to buildings, or
 - c. to remove hazards such as dead branches.

2. For Code compliance purposes only, when advised by a Resident that Neighborhood Code Enforcement has notified the Resident that a front yard tree(s) is not in compliance with Code, or when Neighborhood Code Enforcement notifies the Association directly, the Association can trim the tree(s) to meet Code requirements.
3. When a Resident advises the Association that he or she has been notified that a front-yard tree is not in compliance with Code, or when the Association is so notified, the Resident will be offered the opportunity to state in writing that he or she:
 - a. wants the Association to trim the tree at no charge,
 - b. desires to trim the tree themselves, or
 - c. wishes to hire someone of their choosing to trim the tree.
4. If the entire tree is dead or poses a falling hazard, it will be removed by the Association.
5. Courtyard and backyard (interior) trees are entirely the Owners' responsibility.

This Policy is effective upon recordation in the Public Records of Dallas County, Texas and supersedes any policy regarding trimming of trees which may have previously been in effect. Except as affected by this Policy, all other provisions contained in the Declaration or any other dedicatory instrument of the Association shall remain in full force and effect.

This is to certify that the foregoing Policy was adopted by the Board at a meeting of the same held 4-26-2012, and has not been modified, rescinded or revoked.


Name E. WAYNE ROBNETT
Title PRESIDENT
Meadow Creek Village Residents' Association



The State of Texas

SECRETARY OF STATE

The undersigned, as Secretary of State of the State of Texas, HEREBY CERTIFIES that the attached is a true and correct copy of the following described instruments on file in this Office:

MEADOW CREEK VILLAGE RESIDENTS' ASSOCIATION

Articles of Incorporation	August 18, 1971
Change of Registered Office or Registered Agent	July 14, 1981
Determination of Forfeiture	January 21, 1985

IN TESTIMONY WHEREOF, I have hereunto signed my name officially and caused to be impressed hereon the Seal of State at my office in the City of Austin, this

13th day of July, A. D. 19 88

Carl M. Rains

Secretary of State

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"ATTACHMENT 6"