

**Guidelines for Land Use of Adjacent Lots for
Lakeville Community Association, Inc.**

STATE OF TEXAS §
 §
COUNTY OF HARRIS §

Pursuant to the Declaration of Protective Covenants of Lakeville Community Association, Inc. (referred to as "Association"), the Association, a Texas non-profit corporation, consents to the adoption of the following resolution:

RE: Architectural Guidelines for Land Use of Adjacent Lots

WHEREAS:

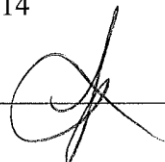
- 1.) Section 209.015 of the Texas Property Code restricts the Association from adopting or enforcing a provision in a dedicatory instrument that prohibits a resident's use of an adjacent lot for residential purposes including a garage, sidewalk, driveway, parking area, children's swing or playscape, fence, septic system, swimming pool, utility line, or water well, and the parking or storage of a recreational vehicle, if allowed by the dedicatory instruments;
- 2.) Pursuant to Section 209.015 of the Texas Property Code, the Board of Directors is permitted to adopt certain limitations on the land use of adjacent lots owned by a common owner.

BE IT RESOLVED THAT:

- 1.) In order to comply with Section 209.015 of the Texas Property Code, the Board of Directors of the Association adopts the following guidelines for Land Use of Adjacent Lots:
 - a. If allowed by the dedicatory instruments, adjacent lots may be used for residential purposes such as a garage, sidewalk, driveway, parking area, children's swing or playscape, fence, septic system, swimming pool, utility line, or water well, and the parking or storage of a recreational vehicle;
 - b. An adjacent lot owned by a common owner to be used for a residential purpose is subject to approval of the Association or its Architectural Control Committee if such criteria is prescribed in the dedicatory instruments;
 - c. When selling the lot, the owner must include the adjacent lot in the sale, restore the adjacent lot to the original condition before the addition of the improvements allowed hereunder, or sell the adjacent lot separately but only for the purpose of constructing a new residence that complies with the existing requirements in the dedicatory instruments.
- 2.) In the event of any conflict between these guidelines and any use restrictions contained in any governing documents of the Association, including design guidelines, policies and the Declaration, this Land Use for Adjacent Lots Policy controls.

EFFECTIVE DATE: 11/11/2014

Authorized Board Member Signature: _____



Date: 3-9-15