

Pine Grove Property Owners Association

P.O. Box 572, Waller, Texas 77484-8906

AMENDMENT TO LIMITING OPEN STORAGE OF PERSONAL PROPERTY ITEMS


The Board of Directors has a duty to enforce the deed restrictions in an effort to protect property values and prevent conduct that would diminish these values.

The Board issued a clarification on September 14, 2014. Confusion continues, as evidenced by the number and nature of complaints, as to the intent of Section 8.05-1 of the deed restrictions. Our attorney assisted in drafting this ruling.

Referencing articles 4.02, 4.03 and 4.06, it is clear that the intent of the deed restrictions is to keep Lots free from clutter. An example would be if someone wanted to keep ten boats in the open. Such an act would present an eyesore and cause legitimate concern among other property owners.

Published guidelines assure transparency and provide all property owners with a known set of rules. To this end, the following additional clarification is hereby issued by the Board of Directors, effective immediately:

“Only three (3) items of personal property may be stored in the open on any Lot, to include any size lot. For the purpose of this clarification, if a property owner owns multiple adjacent Lots, his property is considered one Lot, such that the property owner may store only three (3) items of personal property in the open, even though he/she owns several lots. ‘Personal property’ includes, but is not limited to, boats, campers, farm equipment, recreational vehicles, trailers, and yard equipment. Specifically excluded from the list of personal property items are properly licensed, operating vehicles stored under the guidelines of sections 4.02 and 4.03 of the deed restrictions.”



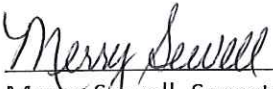
Fred Jones, President

3-8-18
Date




Melinda Lee, Vice President

3/8/18
Date




Merry Sewell, Secretary

3/8/18
Date



Tim Phelan, Treasurer

3-8-18
Date



Melody Marze, Director

3/8/18
Date