

**Pine Grove Property Owners Association**

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September 15, 2014

**Limiting open storage of personal property items**

Several complaints have been filed with the Board of Directors regarding items stored in the open on some lots. The Board has a duty to enforce the deed restrictions in an effort to protect property values and prevent conduct that would diminish these values.

Because of the number and nature of the complaints the Board of Directors has decided to issue a clarification of the deed restrictions authorized by Section 8.05-1 of the deed restrictions. Our attorney assisted in drafting the ruling.

Referencing articles 4.02, 4.03 and 4.06 it is clear 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 very likely 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 clarification is hereby issued by the Board of Directors:

**“Only three items of personal property may be stored in the open on any Lot. Items include, but are not limited to, boats, campers, farm equipment, recreational vehicles, trailers, and yard equipment. Specifically excluded from the list of items are properly licensed, operating vehicles, stored under the guidelines of sections 4.02/4.03 of the deed restrictions.”**

The Board understands this ruling may cause hardship for some property owners. The Board may enter into a written agreement with the property owner allowing time to correct the violation. Two types of waivers are available.


**90 day waiver.** Allows time to find other storage for items in violation. The Board may, upon written request by the property owner, issue a onetime written waiver for 90 days specifically allowing certain defined activity to occur. Once the waiver has expired, normal enforcement procedures will commence.

**180 day waiver.** Allows time to build storage on site. The Board may, upon written request by the property owner, issue a onetime written waiver for 180 days specifically allowing certain defined activity to occur. To be eligible the property owner must apply for and receive written permission from the Board to build a structure that adheres to published guidelines and has been approved by the Architectural Control Committee. Once the waiver has expired, normal enforcement procedures will commence.

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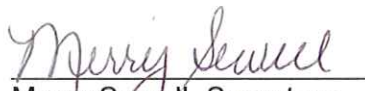
A copy of the deed restrictions may be found at [www.pinegrovepoa.com](http://www.pinegrovepoa.com)

Sincerely,

  
Fred Jones, President

  
Garland Brill, Vice President

  
Tim Phelan, Treasurer

  
Merry Sewell, Secretary

  
Randle Bain, at large