Landscape Maintenance Guidelines during Temporary Water Restrictions Policy for the Fall Creek Homeowners Association, Inc.

STATE OF TEXAS §
§
COUNTY OF HARRIS §

Pursuant to the Governing Documents of Fall Creek Homeowners Association, Inc., (referred to as "Association") the Directors of the Fall Creek Homeowners Association, Inc., a Texas non-profit corporation, adopt the following resolution:

WHEREAS:

1. The Texas Property Code Section 202.008 restricts homeowners' associations from assessing a fine against property owner(s) for a violation of the restrictions for not installing or maintaining green vegetation or turf during temporary water restrictions mandated by a municipality, water utility, or other retail or wholesale water supplier as a strategy to conserve water during drought like conditions; and
2. Fines cannot be levied before the 60th day after the date the residential watering restriction is lifted.

BE IT RESOLVED THAT:

1. In order to comply with Texas Property Code Section 202.008, the Association hereby adopts this policy whereby during a period when the owner's property is subject to a residential water restriction under which discolored or brown vegetation or turf could reasonably result, or before the 60th day after the date those restrictions are lifted, no fines will be levied against property owners for a violation of the Association restrictions that requires the owner(s) to
    a. plant or install grass or turf, or
    b. maintain green vegetation or turf, or
    c. prohibits discolored or brown vegetation or turf on the property
2. The Association hereby adopts this policy that during a period when the owner's property is subject to a residential water restriction under which discolored or brown vegetation or turf could reasonably result, or before the 60th day after the date those restrictions are lifted, any fines assessed during this time shall be considered void and will be removed from the owner's account within a reasonable timeframe.

EFFECTIVE DATE: 9/1/25

Authorized Board Member Signature: _____ Date: 9/9/25

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