

**GREATWOOD COMMUNITY ASSOCIATION, INC.**  
**RESOLUTION REGARDING UPDATED**  
**ARCHITECTURAL CONTROL GUIDELINES**  
**FOR TREE REMOVAL & REPLACEMENT**

WHEREAS, the Board of Directors of Greatwood Community Association, Inc. (hereinafter the "Association"), a Texas non-profit corporation, does by this writing consent to the following actions and adopt the following resolution:

WHEREAS, Association's Declaration of Protective Covenants and Supplemental Declaration for Greatwood subdivision are filed of record at Fort Bend County Clerk's File No.'s 2147377/8940912 and 1999048154, respectively, along with any amendments, supplements, or replats, etc., thereto (collectively referred to as the "Deed Restrictions") and the Association's Amended & Restated Architectural Control Guidelines are filed of record at Fort Bend Clerk's File No. 2020036325 (the "ACC Guidelines");

WHEREAS, the Board of Directors (hereinafter the "Board") desires to fulfill the Association's purpose set forth in the Declaration Preamble to provide a "general plan of improvement for the benefit of all owners of real property within the Properties...provide a flexible and reasonable procedure for the overall development of the Properties, and to establish a method for the administration, maintenance, preservation, use and enjoyment of such Properties;"

WHEREAS, Article IX, Section 3 of the Declaration provides that "[t]he Association, through its Board of Directors, may make and enforce reasonable rules and regulations...which rules and regulations shall be consistent with the rights and duties established by this Declaration;" and

WHEREAS, the Association acting through its Board of Directors, desires to update its rules in regard to tree removal and replacement.

NOW, THEREFORE, BE IT RESOLVED, that the following Guidelines Regarding Tree Removal & Replacement are hereby AMENDED to read as follows and are hereby adopted:

**GUIDELINES REGARDING TREE REMOVAL & REPLACEMENT**

*MINIMUM ACCEPTABLE STANDARDS*

**25.0 TREE REMOVAL & REPLACEMENT**

**(Revised 3/25/21)**

Pursuant to Article XII, Section 15 of the Declaration of Protective Covenants for Greatwood, no trees shall be removed except for diseased or dead trees and trees needing to be removed to promote the growth of other trees or for safety reasons.

However, the ACC shall allow the removal of a large tree upon request if the homeowner states that it is a threat to the foundation and the tree is within ten (10) feet of the home. As part of this approval process, the homeowner must agree to replace the tree with a similar type of tree that is no smaller than a 65 gallon or 3-inch caliper tree. If the ACC concludes that planting such a new tree is impracticable, then the owner will need to plant an ornamental tree as a replacement (e.g., a holly, Crepe Myrtle, Dwarf Magnolia tree, etc.).

In the event of the intentional or unintentional removal of this section, the violator may be required to by the ACC and/or the Board of Directors to replace the removed tree with one (1) or more comparable trees of such size and number, and in such locations, as the ACC and/or Board may determine necessary to mitigate the damage.

The minimum acceptable standards for tree removal are as follows:

- 25.1 No trees shall be removed without prior approval of the ACC.
- 25.2 When considering applications for tree removal for trees which are not dead or diseased, the ACC shall give deference to the overall scheme and aesthetics of Greatwood.
- 25.3 Approved Trees are as follows:
  - a. Live Oak
  - b. Burr Oak
  - c. Monterrey Oak (Mexican White Oak) \*
  - d. Magnolia
  - e. Pecan\*
  - f. Cedar Elm
  - g. Lacebark Elm\*
  - h. American Elm
  - i. Red Oak
  - j. White Oak
  - k. Water Oak
  - l. Red Maple

\*recommended when planting near sidewalks or driveways.

The Board of Directors of the Association has established these Guidelines in accordance with the authority granted to them by the provisions of the Deed Restrictions. The guidelines are established to assure a uniform, fair and reasonable interpretation of Association's governing documents related to regulation of the subdivision. These procedures and guidelines may be amended by the Board of Directors of the Association from time to time as it deems necessary and appropriate.

ADOPTED this 30TH day of AUGUST, 2021.


GREATWOOD COMMUNITY  
ASSOCIATION, INC.

BY:   
Signature

Calvin Garriera, President  
Printed Name and Title

THE STATE OF TEXAS           §  
                                          §  
COUNTY OF FORT BEND       §

THIS INSTRUMENT was acknowledged before me on this the 30<sup>TH</sup> day of AUGUST, 2021,  
by Calvin Gomarán, President of GREATWOOD COMMUNITY  
ASSOCIATION, INC., a Texas non-profit corporation, on behalf of said corporation.

  
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NOTARY PUBLIC IN AND FOR  
THE STATE OF TEXAS

