

LAKES OF SAVANNAH SOUTH COMMUNITY ASSOCIATION, INC.

POLICY ON CONSTRUCTION TIME LIMITS

The Board of Directors for the Lakes of Savannah South Community Association, Inc. ("Association") hereby promulgates this Policy on Construction Time Limits ("Policy") to regulate the days and times that construction is permissible within the Lakes of Savannah South subdivision ("Subdivision") to mitigate the incidence of nuisance arising from such construction for the benefit of all affected Owners and to preserve such Owners' quiet use and enjoyment of their lots:

1. Prior to starting any construction improvement on any lot in the Subdivision, an Owner must submit an application to the Architectural Control Committee ("ACC") seeking approval for installation.
2. The application must include a schedule of construction showing the proposed days and times that the construction site will be operational.
3. The application must also include a list of participating contractors/sub-contractors for the construction including contact information. In the event of a breach of this Policy by an Owner or any of its contractors/sub-contractors, the Association reserves the right to contact the offending contractor/sub-contractor directly to halt any construction activities that violate this Policy.
4. To mitigate any noise nuisance, construction is *only* permitted on the following days and times:

Sunday	<i>No Construction Allowed</i>
Monday	8:00 am to 6:00 pm
Tuesday	8:00 am to 6:00 pm
Wednesday	8:00 am to 6:00 pm
Thursday	8:00 am to 6:00 pm
Friday	8:00 am to 6:00 pm
Saturday	<i>No Construction Allowed</i>

***NO CONSTRUCTION ALLOWED ON ANY STATE OR FEDERAL HOLIDAYS**

LAKES OF SAVANNAH SOUTH COMMUNITY ASSOCIATION, INC.

RESOLUTION ESTABLISHING POLICY ON CONSTRUCTION TIME LIMITS

WHEREAS, the Board of Directors (“Board”) of the Lakes of Savannah South Community Association, Inc. (“Association”), held a duly noticed meeting on the 21st day of July, 2021; and

WHEREAS, the Board of Directors determined that construction occurring within the Lakes of Savannah South subdivision (“Subdivision”) can have the effect of creating a nuisance against fellow Owners of lots in Association who live near the construction site, whether such nuisance exists by noise, air, or other pollutants resulting from the construction;

WHEREAS, the Board determined that the timing of such construction needs to be regulated so that these nuisances can be reduced, if not wholly eliminated, thereby promoting the peaceful and quiet enjoyment of affected Owners’ use of their own lots; and

WHEREAS, the Board determined that, pursuant to regulatory language found in Articles III (common areas), VI (§4) (architectural control), and IX (§2) (nuisance restrictions) of the Declaration of Covenants, Conditions and Restrictions of Lakes of Savannah and all amendments thereto (collectively “Declaration”), the Bylaws, and, inter alia, Texas Business Organizations Code Title 1, §2.101, et seq., rules can be promulgated by the Board as necessary to effect any purpose or requirement of the Association; and

WHEREAS, the Board determined that adoption of such a Policy on Construction Time Limits would be appropriate and in accordance with the authority granted to it under the Declaration and state law to govern the timing of construction occurring in the Subdivision that has the potential to disturb the quiet use and enjoyment of neighboring Owners’ lots; and

WHEREAS, during the course of business, a vote of the Board was taken to approve adoption of the proposed Policy on Construction Time Limits; and

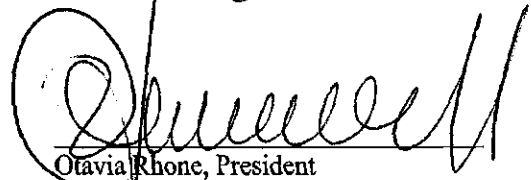
WHEREAS, upon review of the votes cast for the above proposal, it was determined that the Policy on Construction Time Limits was passed by a vote of the Board; NOW, THEREFORE,

BE IT RESOLVED, that the Association, acting by and through its Board, shall immediately implement the Policy on Construction Time Limits; and

BE IT FURTHER RESOLVED, that this Policy on Construction Time Limits will be filed with the real property records of Brazoria County, Texas, pursuant to the requirements of Texas Property Code §§202.001 and 202.006; and

BE IT FURTHER RESOLVED, that the Policy on Construction Time Limits be published to the membership in the customary manner or method used for similar correspondence such that each lot Owner is calculated to have received notice of the policy.

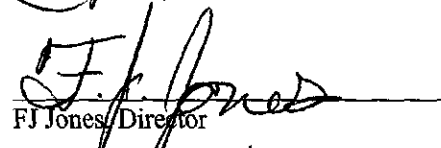
IN WITNESS WHEREOF, the undersigned have executed this Resolution on the 20th day of August, 2021.



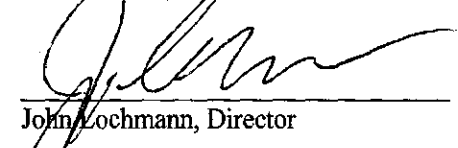
Otavia Rhone, President



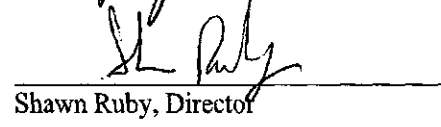
Joshua Baker, Director



FJ Jones, Director



John Lochmann, Director



Shawn Ruby, Director

LAKES OF SAVANNAH SOUTH COMMUNITY ASSOCIATION, INC.

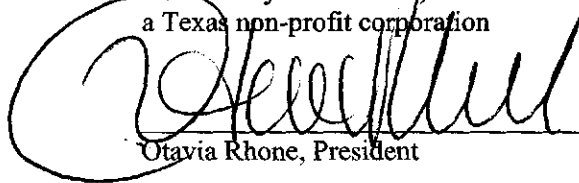
CERTIFICATE TO AUTHENTICATE
POLICY ON CONSTRUCTION TIME LIMITS

I, the undersigned, do hereby certify:

- 1. I am the duly elected and acting President of Lakes of Savannah South Community Association, Inc., a Texas non-profit corporation (the "Association"), and,
- 2. The "Resolution Establishing Policy on Construction Time Limits" was approved by the Board of Directors of the Association as indicated at a duly noticed and duly held meeting of the Board as required by the Declaration of Covenants, Conditions and Restrictions of Lakes of Savannah, et al. (the "Declaration"), the Bylaws, and in accordance with all applicable state laws.

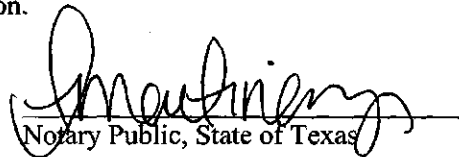
IN WITNESS WHEREOF, I have hereunto subscribed my name on this 20 day of August, 21.

Lakes of Savannah South
Community Association, Inc.
a Texas non-profit corporation


Otavia Rhone, President

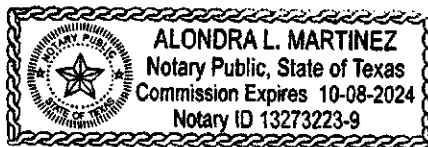
STATE OF TEXAS §
 §
COUNTY OF BRAZORIA §

This instrument was acknowledged before me on the 20th day of August, 2021, by Otavia Rhone, President of the Lakes of Savannah South Community Association, Inc., a Texas non-profit corporation, on behalf of said corporation.


Notary Public, State of Texas

After recording, please return to:

NORTH LAW, P.C.
1010 Lamar, Suite 1500
Houston, Texas 77002



FILED and RECORDED

Instrument Number: 2021055439

Filing and Recording Date: 08/23/2021 02:37:18 PM Pages: 5 Recording Fee: \$38.00

I hereby certify that this instrument was FILED on the date and time stamped hereon and RECORDED in the OFFICIAL PUBLIC RECORDS of Brazoria County, Texas.



A handwritten signature in black ink, appearing to read "Joyce Hudman".

Joyce Hudman, County Clerk
Brazoria County, Texas

ANY PROVISION CONTAINED IN ANY DOCUMENT WHICH RESTRICTS THE SALE, RENTAL, OR USE OF THE REAL PROPERTY DESCRIBED THEREIN BECAUSE OF RACE OR COLOR IS INVALID UNDER FEDERAL LAW AND IS UNENFORCEABLE.

DO NOT DESTROY - Warning, this document is part of the Official Public Record.

cclerk-regina