

ADDITIONAL DEDICATORY INSTRUMENTS
for
BRITTANY LAKES HOMEOWNERS ASSOCIATION, INC.

THE STATE OF TEXAS §

COUNTY OF GALVESTON §

BEFORE ME, the undersigned authority, on this day personally appeared **Trisha Taylor Farine**, who, being by me first duly sworn, states on oath the following:

"My name is **Trisha Taylor Farine**, I am over twenty-one (21) years of age, of sound mind, capable of making this affidavit, authorized to make this affidavit, and personally acquainted with the facts herein stated:

"I am the attorney for BRITTANY LAKES HOMEOWNERS ASSOCIATION, INC. Pursuant to Section 202.006 of the Texas Property Code, the following documents are copies of the original official documents from the Association's files:

Policy Regarding Tree Removal and Replacement

DATED this 30th day of April, 2025.

BRITTANY LAKES HOMEOWNERS
ASSOCIATION, INC.

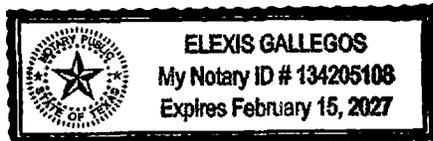
BY: Trisha Taylor Farine
Trisha Taylor Farine, attorney

THE STATE OF TEXAS §

COUNTY OF GALVESTON §

THIS INSTRUMENT was acknowledged before me on this the 30th day of April, 2025 by **Trisha Taylor Farine**, attorney for BRITTANY LAKES HOMEOWNERS ASSOCIATION, INC., a Texas non-profit corporation, on behalf of said corporation.

Elexis Gallegos
NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS



**BRITTANY LAKES HOMEOWNERS ASSOCIATION, INC.
POLICY REGARDING TREE REMOVAL AND REPLACEMENT**

WHEREAS, the Board of Directors, together with the duly appointed Architectural Review Committee ("ARC") of BRITTANY LAKES HOMEOWNERS ASSOCIATION, INC., (the "Association"), a Texas non-profit corporation, do by this writing consent to the following actions and adopt the following resolution:

WHEREAS Article V, Section K. of the Declaration of Covenants, Conditions and Restrictions for Brittany Lakes, as amended and supplemented, recorded under Galveston County Clerk's File No. 2005023006 (hereinafter the "Declaration"), allows the Board of Directors of the Association, to adopt and amend reasonable rules and regulations concerning enforcement of the covenants and restrictions;

WHEREAS, Article VI, Section B. of the Declaration states that no modifications may be performed on any Lot until a landscaping plan has been submitted to an approved in writing by the ARC; and

WHEREAS, tree removal and replacement guidelines are necessary to help maintain the attractiveness of the subdivision, enforce the deed restrictions in a reasonable manner, and thereby support property values of the subdivision.

NOW, THEREFORE, BE IT RESOLVED, that the following Revised Policy Regarding Tree Removal and Replacement is hereby adopted:

POLICY REGARDING TREE REMOVAL AND REPLACEMENT

Except in instances of immediate safety concern, prior written approval must be obtained from the Architectural Review Committee (ARC) prior to removal of any living tree from an Owner's Lot. Owners may apply for ARC consideration of either one or two front yard trees depending on the size of Owner's Lot, but at least one (1) front yard tree is required.

If a tree is cut down or removed in violation of this provision and without prior ARC approval, the Association may require the Lot owner to remedy the violation by replacing the removed tree with a newly planted tree of similar size (minimum of 3 inches in caliper) and species. The size, species and proposed location for the newly planted tree must be approved in writing by the ARC prior to planting.

The following species of trees shall be approved by the ARC, depending on location:

Large Trees:

**Sweetgum
Southern Magnolia
Loblolly Pine
Mexican Sycamore
Shumard Oak
Post Oak
Live Oak
Winged Elm
Cedar Elm
Allee Elm**

***Or other similar trees as approved by the Board**

Small Trees:

**Sweetbay Magnolia
Crepe Myrtle, "Fantasy"
Crepe Myrtle, "Natchez"
Japanese Blueberry**

***Or other similar trees as approved by the Board**

This policy shall not serve as the sole remedy for owners' violation of the Declaration or Guidelines, and the Association may also avail itself of any other available legal remedy contained in the Association's governing documents or in state law.

The Board of Directors of the Association has established this Policy in accordance with the authority granted to it by the provisions of the Declaration.

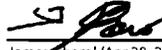
This policy may be amended by the Board of Directors from time to time as it deems necessary and appropriate.

This Policy is effective upon the recordation in the Public Records of Galveston County and supersedes any policy regarding tree removal and replacement which may have previously been in effect.

CERTIFICATION

I, James Charo', Director of BRITTANY LAKES HOMEOWNERS ASSOCIATION, INC. (the "Association"), do hereby certify that in the open session of a properly noticed meeting of the Board of Directors of the Association, duly called and held on the 28 day of April, 2025, with at least a quorum of the Board members being present and remaining throughout, and being duly authorized to transact business, this POLICY REGARDING TREE REMOVAL AND REPLACEMENT was duly approved by at least a majority vote of the members of the Board present at said meeting.

**BRITTANY LAKES HOMEOWNERS
ASSOCIATION, INC.**

BY: 
James Charo' (Apr 28, 2025 14:10 CDT)
(Signature)

PRINT NAME: James Charo'
Director, Board of Directors

FILED AND RECORDED

Instrument Number: *2025019748*

Recording Fee: 37.00

Number Of Pages: 5

Filing and Recording Date: 04/30/2025 1:44PM

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



A handwritten signature in black ink that reads "Dwight D. Sullivan". The signature is written in a cursive style and is positioned above a horizontal line.

Dwight D. Sullivan, County Clerk
Galveston County, Texas

NOTICE: It is a crime to intentionally or knowingly file a fraudulent court record or instrument with the clerk.

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