

Longmire on Lake Conroe

Tree Policy

November 18, 2013

In accordance with the Declaration of Covenants, Conditions and Restrictions of Longmire on Lake Conroe (deed restrictions), "The removal of existing trees from lots must be approved by the Committee". "Unless otherwise approved by the Committee, no tree larger than eight (8) inches in diameter shall be cut or removed except to provide room for construction of improvement, or prevent a hazard to the structural integrity of the slab, or to remove dead or unsightly trees".

It is the Architectural Control Committee's (Committee) position that persons who violate this restrictive covenant should be held accountable for the damage they cause to the subdivision. Therefore, the Committee hereby gives notice that it intends to demand payment of damages from persons who violate the foregoing restrictive covenant. A fine of up to \$1,000 per tree may be imposed against the owner for this violation.

Any trees not approved for removal that are damaged during construction, or by excessive fill required due to foundation pad elevation, shall be replaced with "equivalent trees" as indicated on a landscaping plan. The Committee may expend such amounts of the "Form Survey, Tree Deposit, Site Maintenance and Cleanup Deposit" (deposit) as are required to replace the trees which were improperly removed or damaged. If the damage exceeds the balance of the deposit, the excess amount shall be paid by owner/builder. In addition, a fine of up to \$1,000 per tree may be imposed for damage or removal of "significant" trees.

A "significant" tree is defined as one of significance to Longmire on Lake Conroe and/or its residents. The significance may be related to a historic event, uniqueness of shape or species, location, age, size, or functionality. The significance of any tree shall be at the sole determination of the Committee.

Only after the "site inspection" and approval by the Committee shall any trees or brush be cut or removed from any lot to provide room for construction of improvements.

If the owner wishes to remove trees other than those approved for construction of improvements, he may, upon approval of the Committee, replace such removed trees with "equivalent trees" as follows:

NOTE: This does not apply to "Significant" trees.

Existing tree size *Caliper (inches): Number of trees, **6 foot height min. (15 gallon container min):

Ornamental trees and 4" - 6".....	2 trees
Greater than 6" and less than 12"	3 trees
Greater than 12"	4 trees

* Caliper shall mean the diameter of a tree as measured six (6) inches above the root collar for trees up to and including four (4) inches in diameter and twelve (12) inches above the root collar for trees having a larger diameter.

** Prior to removal of an existing tree the Committee must approve the equivalent trees.

The City of Conroe has a tree policy that requires each new residence to plant three (3) trees with a minimum caliper of two (2) inches. At least one tree must be located in the front yard. The city will allow a credit for existing trees. It is the owner's responsibility to obtain and familiarize him/herself with Conroe's tree policy.

With concern for views to and from the lake, new trees planted beyond the rear building line must be shown in the landscaping plans and be approved by the Committee. In accordance with the Declaration of Covenants, Conditions and Restrictions of Longmire on Lake Conroe (deed restrictions), "all trees within fifty (50) feet of the waterfront shall be trimmed of limbs eight (8) feet from the base of the tree". In addition, no part of any limb shall hang down below eight (8) feet from the base of the tree.

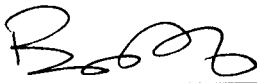
CORPORATE CERTIFICATE
LONGMIRE ON LAKE CONROE PROPERTY OWNER'S ASSOCIATION

The undersigned certifies that he is the Attorney-in-Fact for Longmire on Lake Conroe Property Owner's Association (the "Association"). The Association is the property owners' association for Longmire on Lake Conroe Sections One, Two and Three, a subdivision in Montgomery County, Texas, according to the maps or plats thereof recorded in the Map Records of Montgomery County, Texas (the "Subdivision").

The Association is a Texas non-profit corporation, and attached to this certificate is a true and correct copy of Longmire on Lake Conroe Property Owner's Association's TREE POLICY (November 18, 2013).

Signed this 26th day of November, 2013.

**LONGMIRE ON LAKE CONROE PROPERTY
OWNER'S ASSOCIATION**

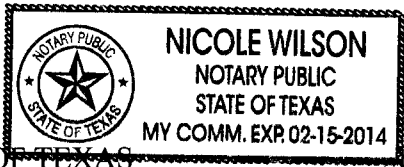
By: 
BRYAN P. FOWLER, Attorney-in-Fact

STATE OF TEXAS §

COUNTY OF MONTGOMERY §

SWORN TO AND SUBSCRIBED BEFORE ME on the 26th day of November, 2013, by BRYAN P. FOWLER, Attorney-in-Fact for LONGMIRE ON LAKE CONROE PROPERTY OWNER'S ASSOCIATION, a Texas non-profit corporation, on behalf of said corporation.



NOTARY PUBLIC, State of Texas

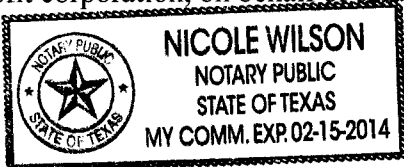


THE STATE OF TEXAS §

COUNTY OF MONTGOMERY §

This instrument was acknowledged before me on the 26th day of November, 2013, by BRYAN P. FOWLER, Attorney-in-Fact for LONGMIRE ON LAKE CONROE PROPERTY OWNER'S ASSOCIATION, a Texas non-profit corporation, on behalf of said corporation.


NOTARY PUBLIC, State of Texas



AFTER RECORDING RETURN TO:

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The Fowler Law Firm
300 West Davis, Suite 510
Conroe, Texas 77301



FILED FOR RECORD

12/02/2013 3:59PM



COUNTY CLERK
MONTGOMERY COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF MONTGOMERY

I hereby certify this instrument was filed in file number
sequence on the date and at the time stamped herein
by me and was duly RECORDED in the Official Public
Records of Montgomery County, Texas.

12/02/2013



County Clerk
Montgomery County, Texas