



**COMMUNITY-WIDE STREET TREE POLICY**  
*for*  
**LAKEs OF SAVANNAH SOUTH COMMUNITY ASSOCIATION, INC.**

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THE STATE OF TEXAS   §  
   §  
 COUNTY OF BRAZORIA §

I, Dennis Belline, Secretary of Lakes of Savannah South Community Association, Inc., a Texas non-profit corporation ("Association"), do hereby certify that at a meeting of the Board of Directors of the Association ("Board") duly called and held on the 16 day of January, 2025, with at least a quorum of the Board members being present and remaining throughout, and being duly authorized to transact business the following Policy was adopted:

WHEREAS, the property encumbered by this Community-Wide Street Tree Policy (the "Policy") is that property located in the Lakes of Savannah South subdivision(s) (the "Subdivision") and comprised of multiple sections in Brazoria County, Texas and any other property which has been or may be made subject to the authority of the Association; and

WHEREAS, Article IX, Section 22, of the Declaration of Covenants, Conditions and Restrictions for various sections of Lakes of Savannah South (collectively referred to as the "Declaration") provides that no trees shall be cut or removed except to provide room for construction of improvements or to remove dead or unsightly trees; and

WHEREAS, Article VI, Section 4, of the Declaration provides that the Architectural Review Committee may from time to time recommend to the Board, and the Board may, in its sole discretion, adopt, promulgate, amend and repeal rules and regulations interpreting and implementing the provisions of this Article VI, including adoption of detailed architectural guidelines and the imposition of a fee or charge for review of proposed improvements or modifications.

WHEREAS, Article XI, Section 1, of the Declaration grants authority to the Association to adopt, amend, repeal and enforce rules and regulations, fines, levies and enforcement provisions as deemed necessary or desirable with respect to the interpretation and implementation of the Declaration; and

WHEREAS, Section 204.010(a)(6) of the Texas Property Code provides a property owners' association, acting through its board of directors may regulate "the use, maintenance, repair, replacement, modification and appearance of the subdivision"; and

WHEREAS, use restrictions related to landscaping and tree and soil removal are covered in Article IX, Sections 22 and 24 of the Declaration; and

WHEREAS, the Bylaws of the Association permit the Board to do all things necessary or desirable in the opinion of the Association to keep the property in the Subdivision in neat and good order, or which it considers of general benefit to the Owners of Lots; and

WHEREAS, the Bylaws further permit the Board to make and amend rules and regulations and promulgate, implement and collect fines for violations and/or collecting fees related to the enforcement of the rules and regulations, the Declaration, and all Dedicatory Instruments (as that term is defined in the Texas Property Code) for the Subdivision; and WHEREAS, the Board has determined that it is in the best interest of the Association to establish this Policy concerning street tree removal; and

WHEREAS, this Policy is intended to supplement, and not replace, provisions of the Residential Architectural Guidelines for Savannah South Community Association, the Lakes of Savannah South Community Association, Inc. Tree Removal and Replacement Policy, the Lakes of Savannah South Community Association, Inc. Residential Improvement Guidelines for Homeowners, and the Lakes of Savannah Architectural Control Guidelines for New Residential Construction by Builders related to street trees and street tree removal; and

NOW, THEREFORE, BE IT RESOLVED, that the following Policy shall be and is hereby adopted by the Board of Directors on behalf of the members of the Association:

#### **GENERAL TREE REMOVAL GUIDELINES**

##### **Definitions:**

1. "Street Tree" – means any tree planted between the curb and sidewalk adjacent to owners' Lot within the Lakes of Savannah South subdivision.
2. "Lot" or "Property" shall have the same meaning as defined by Article I of the Declaration.

##### **General Guidelines:**

The removal of Street Trees, shrubs and other live items of landscaping between the sidewalk and the street curb adjacent to owners' Lot is permitted without requiring formal review by the Architectural Review Committee (ARC), as long as no replacement tree or structure is planted in place of the removed item.

## TREE REMOVAL POLICY

### 1. Rules and Regulations

- a. Removal of individual trees is discouraged unless the tree is diseased, dead, severely damaged, or poses a hazard to the property or surrounding areas.
- b. The removal of a Street Tree is allowed only when the Owner does not plan to replace the tree with another tree, shrub, or structure of any kind (such as a fence, mailbox, etc.). The area must remain clear following removal.
- c. If an Owner wishes to plant a tree or install another structure in the space, they must submit a request to the ARC for approval, which will be evaluated based on the Declaration and ACC Guidelines.
- d. It is the responsibility of the property owner to ensure these trees are properly maintained.
- e. Removal of multiple live trees from the front yard of a property will not be approved unless suitable immediate replacements are specified.
- f. Owners who remove street trees are still responsible for maintaining the area, keeping it free from weeds or debris and ensuring that it does not become a safety hazard or eyesore. If the area is left bare after removal, Owners are encouraged to keep it well-maintained, ensuring the space remains clean and properly cared for.

Failure to comply with the terms of this policy, such as planting a replacement tree or structure without approval, may result in corrective actions by the community association. Owners will be required to address any violations, including the possible removal of unapproved items.

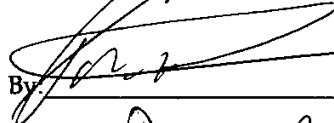
The Effective Date of this Policy shall be the date of execution. As of the Effective Date, this Policy shall replace any previously recorded or implemented policy that addresses the subjects contained herein.

I hereby certify that I am the Secretary of the Association, and that the foregoing Policy was approved as set forth above and now appears in the books and records of the Association.

*[The remainder of this page is intentionally left blank.]*

TO CERTIFY WHICH WITNESS my hand on this 22 day of March 2025.

LAKES OF SAVANNAH SOUTH COMMUNITY  
ASSOCIATION, INC.

By 

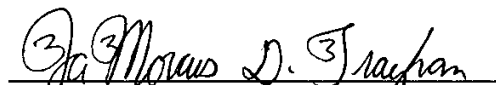
Printed: Dennis Belline

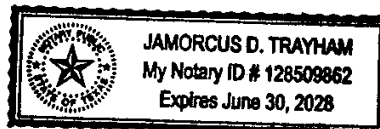
Its: Secretary

THE STATE OF TEXAS §

§  
COUNTY OF Brazoria §

BEFORE ME, the undersigned notary public, on this 22<sup>nd</sup> day of March, 2025 personally appeared Dennis Belline, Secretary of Lakes of Savannah South Community Association, Inc., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that s/he executed the same for the purpose and in the capacity therein expressed.

  
Notary Public in and for the State of Texas



## FILED and RECORDED

Instrument Number: 2025014003

Filing and Recording Date: 03/28/2025 01:34:27 PM Pages: 5 Recording Fee: \$37.00

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 cursive script, reading "Joyce Hudman".

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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.

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cclerk-kara