

RESOLUTION ADOPTING POLICY AND PROCEDURE FOR NON-DEVELOPER LANDSCAPE IMPROVEMENTS

Montgomery County Municipal Utility District No. 113 (the “District”) is a municipal utility district created pursuant to the Texas Constitution and operating under the provisions of Chapters 49 and 54, Texas Water Code and Chapter 8212, Texas Special District Local Laws Code; and

A “non-developer” in this Resolution is any person or legal entity that is not defined as a “developer of property in the district” under Texas Water Code Section 49.052(d); and

In order to facilitate the installation of landscape improvements on District property, the District has determined to allow non-developers to install and/or construct approved landscape facilities funded by the non-developer; and

The District now desires to establish policies and procedures to permit a non-developer to install landscape improvements on District property; NOW THEREFORE,

BE IT RESOLVED BY THE BOARD OF DIRECTORS OF MONTGOMERY COUNTY MUNICIPAL UTILITY DISTRICT NO. 113 THAT:

1. These policies and procedures set forth herein shall apply to all non-developers installing landscape improvements on District property.

Application and Approvals

2. Applicants must submit a completed Application Form, attached to this Resolution as **Attachment A**, to the District’s attorney at The Muller Law Group PLLC, 16555 Southwest Freeway, Suite 200, Sugar Land, Texas 77479 or via email to amy@mullerlawgroup.com. Applications should include a sketch or exhibit showing the project and the location of the proposed project. Applicants are encouraged to provide as much detail as possible (i.e. drawings, renderings, maintenance, bid estimates, etc.) to assist the Board of Directors in review.
3. The Board of Directors will review and take action to approve or deny all completed applications.

The Project Requirements

4. All projects must be consistent with the Architectural Guidelines adopted by Woodforest Owners Association and/or the District’s Park Plan.
5. All projects must meet all local, state, and federal rules, regulations and specifications, including, but not limited to Montgomery County permitting requirements.

Design and Construction of the Project

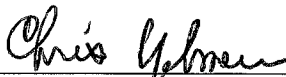
6. All non-developer projects must be constructed on land owned by the District.

7. The non-developer may choose any engineer, landscape architect, or architect for the project. However, all plans and specifications must be reviewed and approved by the District's engineer and District's landscape architect prior to bidding the project and/or construction.
8. Prior to granting approval of a project, the non-developer must be current on all bills, fees, and taxes due to the District.
9. Nothing in these policies and procedures shall be interpreted to convey any benefit to any party and the District may choose to revoke or amend its policies and procedures without any further notice. Additionally, the District may from time to time, at its sole discretion, waive any non-compliance or applicability of any portion of these policies and procedures, and such waiver will not be deemed binding on the District on any future applications.
10. All landscaping installed on District property becomes the property of the District. The District may alter or remove any landscaping at any time in its sole discretion.

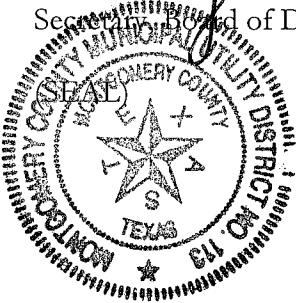
SIGNED AND SEALED on August 21, 2017.



President, Board of Directors



Secretary, Board of Directors



Attachment A
Application for Permit to Install Landscaping on District Owned Property

Name of Applicant: _____
Address of Applicant: _____
Project: _____
Date: _____

1. Describe the project that you wish to install and attach all drawings, renderings, plats or sketches associated with the project.

2. Describe how your project is consistent with the Woodforest Owners Association Architectural Guidelines and/or the District's Park Plan.

3. Has the District's engineer, landscape architect, and/or architect reviewed the plans for the project?

4. What approvals will this project require (City, County, Drainage District, Health Department, etc.)?

5. Is the land this project will be constructed on owned by MUD No. 113?

6. What is your plan for long term maintenance and replacement of the project?

Approved by the Board on: _____
Denied by the Board on: _____

Signature: _____
Signature: _____