

DD#4 Responsibilities	Pine Hollow HOA Responsibilities	Other Considerations
<p>Routine Mowing of Detention Ponds</p> <ul style="list-style-type: none"> <li>• 7 times per year <ul style="list-style-type: none"> <li>○ This is the current maintenance schedule</li> </ul> </li> <li>• This includes all detention ponds within PH and PHE1</li> <li>• The pond located in PHE2 is excluded since it is owned by MUD #18</li> </ul>	<p>Mowing of Easement Areas (Flat Areas)</p> <ul style="list-style-type: none"> <li>• Maintain “park-like” appearance</li> <li>• Current maintenance schedule</li> </ul> <p>It may be possible in the future that DD#4 will take over the flat area mowing on a frequency of 1 per month. If more mowing is desired, the HOA would be responsible for the costs associated with the additional mowing.</p>	<p>Residents have the right of access to the easements for the use of recreation purposes such as walking, volleyball and other unmotorized activities.</p>
<p>Long Term Maintenance Costs</p> <ul style="list-style-type: none"> <li>• Sediment Removal</li> <li>• Bank Restoration/Stabilization</li> <li>• Structural Repair/Replacement</li> <li>• Unclogging of inlets and piping due to trash, debris and sediment accumulation</li> </ul>	<p>Consult with DD#4 with development of possible projects on easements (example: Hike and Bike Trails, soccer fields, landscaping, benches, etc)</p> <ul style="list-style-type: none"> <li>• DD#4 has supported these types of initiatives in the past.</li> <li>• These types of amenities would need to be worked with the City of Pearland as the intermediary.</li> <li>• These types of projects would need to have separate inter-local agreements developed between the various entities.</li> </ul>	<p>The HOA has a right of access to make easement repairs (example ruts due to homeowners installing pools) and to make those residents responsible for any easement damage reimburse the HOA for any costs that the HOA incurs.</p>
<p>Property Taxes</p>	<p>Continue the cooperative relationship between both organizations</p>	<p>Property will remain as is, will not be developed.</p>
<p>Pond Hydraulics</p>	<p>HOA DCR’s concerning easements are enforceable:</p> <ul style="list-style-type: none"> <li>• No overnight parking except for those vehicles necessary for reserve or detention pond maintenance</li> <li>• No motorized vehicles except for those vehicles necessary for reserve or detention pond maintenance</li> <li>• No dumping</li> </ul> <p>The HOA will be given a letter from DD#4 stating that the HOA has the authority to enforce the above and has the right to patrol the easements.</p>	<p>Homeowners can use the easement as access for pool installations, fence repairs and etc. However, the homeowner will need to get permission from DD#4 and the HOA in order to do so.</p> <ul style="list-style-type: none"> <li>• DD#4 has no liability for damage done to others property</li> </ul>
<p>Liability</p>		
<p>Land Survey and Associated Costs</p>		
<p>Deeding Documents and Associated Costs</p>		

Goal is to execute the deeding of the property to DD#4 in February.