

Grand Mission Home Owners Association, Inc.
7302 Grand Mission Blvd
Richmond, Texas 77469
September 25, 2008

Many of the residents of Grand Mission have suffered hurricane damage, be it roofing, fences and/or landscaping. It is important that we all work together to protect our property values, we can do this by addressing the damage in an expeditious and consistent manner. We appreciate the many residents who have already begun the repair work.

It would be an unfortunate event if you as the homeowner were to go through the well-meaning and expensive repair process, only later to be told that the work performed did not fall within specific HOA guidelines.

In order to maintain the overall aesthetics of Grand Mission, the Board of Directors has put together the following guidelines for you to follow when discussing repair work with any contractor you are working with. This was done so that homeowners do not have to go thru the Architectural Review Committee "ARC" process.

Fences:

1. All fences that are not brick fences or the perimeter capped wood fences on the collector road...Benton Falls and Harpers landing are the responsibility of the homeowner.
2. Minimum construction specifications are:
 - Posts – 4' x 4' treated pine, set in concrete 2', with no more than 7' foot spacing
 - Rails – 2 rails of 2" x 4" inch treated pine
 - Pickets – 1" x 6" cedar, #2 or better with no knot holes. Non-capped pickets must have a notched top "dog eared"
 - Caps – if your previous fence had a capped rail, it will need to be replaced with a capped rail.
 - Base board/rot boards – are allowed
 - Height – minimum of 6', not to exceed ACC Guidelines

Fences (continued):

3. Residents have up to sixty days to complete the work on their fencing.

Roofing:

1. Repairs to roofs must match the existing roof color.
2. Entire roof replacement must go through the ARC approval process.

Landscaping:

1. All front yards must have two trees. 80 foot lots must have three trees.
2. Replacement trees are required to be no less than Four inches in caliper and no less than twelve feet in height.
3. For tree replacement please refer to the attached section of the guidelines:
4. Residents have up to two weeks from the date of this letter to complete the clean up of fallen trees and other landscaping.
5. Representatives from The MUDs are currently working with Fort Bent County to coordinate the pick-up of the heavy storm debris.

Please remember, these are the guidelines that must be followed by the homeowners in order to remain in compliance with existing deed restrictions. If you should have any questions regarding these specifications, please contact our PCMI project manager, Ron Lake at (281) 870-0585.

We'd like to thank all the residents for the help they've given to their neighbors during in the aftermath of Hurricane Ike.

Board of Directors
Grand Mission HOA

RESIDENTIAL LOT MASTER PLANT LIST

TREES

<u>Botanical Name</u>	<u>Common Name</u>
Acer rubrum	Red Maple
Betula nigra	River Birch
Carya illinoensis & vars.	Pecan
Cersis canadensis & vars.	Redbud
Crataegus marshallii	Parsley Leaf Hawthorn
Crataegus spathulata	Little Hip Hawthorn
Fraxinus pennsylvanica vars.	Green Ash
Ilex decidua	Possumhaw
Ilex opaca & vars.	American Holly
Ilex vomitoria	Yaupon Holly
Koelreuteria bipinnata	Goldenrain Tree
Lagerstroemia indica vars.	Crape Myrtle
Liquidambar styraciflua & vars.	Sweetgum
Ligustrum japonicum (tree form)	Wax Leaf Ligustrum
Magnolia grandiflora & vars.	Southern Magnolia
Magnolia soulangiana & vars.	Saucer Magnolia
Magnolia virginiana	Sweet Bay Magnolia
Myrica cerifera	Southern Bayberry
Parkinsonia aculeata	Retama
Platanus occidentalis	Sycamore
Prunus caroliniana	Cherry Laurel
Pyrus calleryana & vars.	Callery Pear
Quercus falcata & vars.	Southern Red Oak
Quercus nigra	Water Oak
Quercus nuttallii	Nuttall Oak
Quercus phellos	Willow Oak
Quercus shumardi	Shumard Oak
Quercus texana	Texas Red Oak
Quercus virginiana	Live Oak
Sapinum sebiferum	Chinese Tallow
Taxodium distichum	Bald Cypress
Ulmus crassifolia	Evergreen Elm

SHRUBS

<u>Botanical Name</u>	<u>Common Name</u>
Berberis thunbergii "Crimson Pygmy"	Crimson Pygmy Barberry
Buxus microphylla japonica	Japanese Boxwood
Camellia sasanqua vars.	Sasanqua Camellia
Chamaerops humilis	Mediterranean Fan Palm
Cleyera japonica	Japanese Cleyera
Cycas revoluta	King Sago Palm
Elaeagnus pungens vars.	Elaeagnus
Eriobotrya x "Coppertone"	Coppertone Loquat
Fatsia japonica	Fatsia
Feijoa sellowiana	Pineapple Guava
Gardenia jasminoides "Radicans"	Dwarf Gardenia
Ilex cornuta vars.	Chinese Holly