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EXHIBIT "A"

KING OAKS PROPERTY OWNERS ASSOCIATION, INC.  
DRAINAGE MAINTENANCE POLICY

[ATTACHED]

**KING OAKS PROPERTY OWNERS ASSOCIATION, INC.**  
**DRAINAGE MAINTENANCE POLICY**

King Oaks is a community (the "**Community**") created by and subject to the Declaration of Covenants, Conditions and Restrictions for King Oaks, recorded under Document No. 00212660 in the Official Public Records of Grimes County, Texas, as amended and supplemented (collectively, the "**Declaration**"). The operation of the Community is vested in the King Oaks Property Owners Association, Inc., a Texas non-profit corporation (the "**Association**"), acting through its board of directors (the "**Board**"). The Association is charged with three primary responsibilities including (1) the management, maintenance, operation and control of the Area of Common Responsibility and all improvements thereto; (2) the enforcement of reasonable rules regulating the use of the Properties and (3) the architectural standards and controls set forth in the covenants, conditions and restrictions of the Declaration and the Design Guidelines, as adopted and amended from time to time (collectively, the "**Governing Documents**"). The Association's responsibilities do not include the maintenance of public drainage easements between or behind lots.

There are numerous public utility easements between and behind lots in King Oaks. Section 10.05 of the Design Guidelines states that there shall be no interference with the established drainage, including any drainage easement, over any of the Property, including the Lots, except by Declarant, unless adequate provision is made for property drainage and such provision is approved in advance by the ARB. Specifically, and not by way of limitation, no improvement, including landscaping, may be installed which impedes the proper drainage of water between Lots.

These public drainage easements are established for two primary reasons (1) to prevent the interference with the natural or designed drainage in the subdivision; and (2) to provide access for inspection and/or maintenance/repair of the drainage infrastructure.

The Board hereby adopts this Drainage Maintenance Policy to clarify and easily communicate the Association's policy with regard to the maintenance of public drainage easements. Terms used in this policy, but not defined, shall have the meaning subscribed to such term in the Governing Documents.

**SECTION 1. GRIMES COUNTY RIGHTS**

- 1-A. Grimes County Rights. Grimes County has the right but not the obligation to perform drainage maintenance in and along the public drainage easements. If Grimes County chooses to not perform maintenance/repairs along a public drainage easement it becomes the responsibility of the adjacent property owner(s) to perform such maintenance/repair.

SECTION 2. ASSOCIATION'S RIGHTS

2-A. Association's Rights. Since the public drainage easements are on private property and not an Area of Common Responsibility, it is not the obligation or the duty of the Association to perform this maintenance/repair.

SECTION 3. GENERAL PROVISIONS

- 3-A. Independent Judgment. Notwithstanding the contents of this detailed policy, the officers, directors, manager, and attorney of the Association may exercise their independent, collective, and respective judgment in applying this policy.
- 3-B. Other Rights. This policy is in addition to and does not detract from the rights of the Association under the Governing Documents and the laws of the State of Texas.
- 3-C. Limitations of Interest. The Association, and its officers, directors, managers, and attorneys, intend to conform strictly to the applicable usury laws of the State of Texas.
- 3-D. Amendment of Policy. This policy may be amended from time to time by the Board.

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STATE OF TEXAS COUNTY OF GRIMES  
I hereby certify that this instrument was  
filed on the date and time stamped hereon by me  
and was duly recorded in the volume and page  
of the named records of:  
Grimes County  
as stamped hereon by me.  
Sep 13, 2019

Vanessa Burzynski, Grimes County Clerk  
Grimes County