

LANTANA RIDGE PROPERTY OWNERS ASSOCIATION, INC.

8
CUNANIMOUS CONSENT OF DIRECTORS IN LIEU OF SPECIAL MEETING

The undersigned, being all members of the Board of Directors of Lantana Ridge Property Owners Association, Inc., a Texas non-profit corporation (hereinafter referred to as the "Association"), do hereby consent, pursuant to Article 1396-9.10 of the Texas Non-Profit Corporation Act, and in lieu of holding a meeting of the Board of Directors, to adopting of the following resolutions:

1. ADOPTION OF POLICY FOR DEED RESTRICTION VIOLATIONS

RESOLVED, that the Board of Directors hereby adopt a restriction violation policy pursuant to Article V of the Bylaws. A copy of the policy attached hereto as Exhibit A.

2. ADOPTION OF POLICY FOR COLLECTION OF ASSESSMENTS

RESOLVED, that the Board of Directors hereby adopt an assessment collection policy pursuant to Article VIII of the Bylaws. A copy of the policy attached hereto as Exhibit B.

3. ADOPTION OF FEE SCHEDULE

RESOLVED, that the Board of Directors hereby adopt a fee schedule pursuant to Article V of the Bylaws. A copy of the fee schedule is attached hereto as Exhibit C.

4. ADOPTION OF PARK, AMENITIES, AND COMMON AREA RULES

RESOLVED, that the Board of Directors hereby adopt park, amenities, and common area rules pursuant to Article V of the Bylaws. A copy of the rules is attached hereto as Exhibit D.

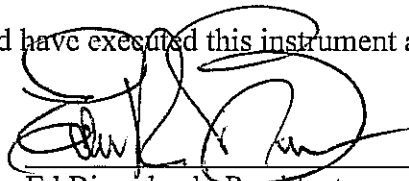
5. ADOPTION OF FINES FOR VIOLATIONS OF RULES AND DAMAGES TO PROPERTY

RESOLVED, that the Board of Directors hereby adopt a fine policy for violations of rules and damages to common property pursuant to Article V of the Bylaws. A copy of the policy is attached hereto as Exhibit E.

6. ADOPTION OF RULES FOR BUILDING CONTRACTORS

RESOLVED, that the Board of Directors hereby adopt a policy for rules and regulations for building contractors pursuant to Article V of the Bylaws. A copy of the policy is attached hereto as Exhibit F.

IN WITNESS WHEREOF, the undersigned have executed this instrument as of and effective the 1st day of May, 2005.

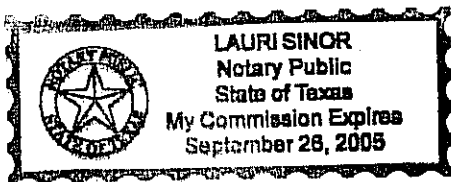

 Ed Bierschenk, President


 Gene Foy, Vice President

Anna Blackstock
 Anna Blackstock, Secretary/Treasurer

State of Texas §
 County of Comal §

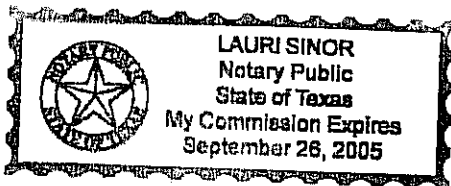
This instrument was acknowledged before me on the 1 day of May, 2005 by
Edward Bierschenk, in the capacity stated above.



Lauri Sinor
 Notary Public in and for the State of Texas

State of Texas §
 County of Comal §

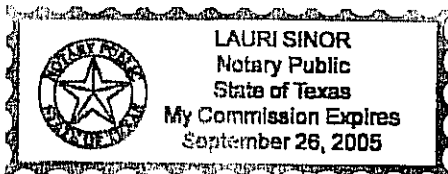
This instrument was acknowledged before me on the 1 day of May, 2005 by
Bene Jay, in the capacity stated above.



Lauri Sinor
 Notary Public in and for the State of Texas

State of Texas §
 County of Comal §

This instrument was acknowledged before me on the 1 day of May, 2005 by
Anna Blackstock, in the capacity stated above.



Lauri Sinor
 Notary Public in and for the State of Texas

After recording, return to:
 Lantana Ridge POA
 PO Box 92649
 Austin, TX 78709

LANTANA RIDGE PROPERTY OWNERS ASSOCIATION

Policy for Deed Restriction Violations

The Board of Directors may levy a reasonable fine for any violation of the Association Bylaws, Declaration of Covenants, Conditions, and Restrictions, and Rules and Regulations committed by such Member or any occupant of the property owned by the Member. The Board reserves the right to alter its policy on a case-by-case basis.

Each day the violation continues after written notice thereof shall be deemed a separate and distinct violation and, hence, subject to a separate daily fine of \$50.00, up to a maximum of thirty (30) daily fines per violation; and the Board may require the Member to post a bond or other form of security to ensure future compliance.

The Member shall be liable for all attorney's fees and costs incurred by the Association incident to the levy and collection of fines, including appellate proceedings. Any such fine shall constitute a personal obligation of the Member, as well as a lien upon the property, and all such amounts described herein may be collected in the same manner as other amounts for which the Association has a lien, as further described in Article VII of the Declaration of Covenants, Conditions and Restrictions.

The Association shall apply all payments to the outstanding balance in the following order: attorney's fees and costs, fees and interest, fines, special assessments, and regular assessments, with payment being applied to the oldest balance first. No partial payment will waive the Association's right to pursue full payment and/or enforce its Bylaws, Declaration, and Rules and Regulations.

Violation Procedure

Send violation notice to Member via certified mail return receipt requested.

Member will be given 30 days from the date of notice to cure the violation (the deadline) by the Board of Directors.

Member will be given 30 days from receipt of notice to request a hearing before the Board.

If the violation is not cured within 30 days, and the owner does not request a hearing within 30 days, a fine will be levied for each day the violation exists from the date of notice to cure the violation.

If the owner requests a hearing within 30 days, and the violation stands, a fine will be levied for each day the violation exists from the date of notice to cure the violation.

If the violation is not cured within 10 days after the hearing, the matter will be referred to the Association's attorney.

LANTANA RIDGE PROPERTY OWNERS ASSOCIATION

Policy for Collection of Assessments

Annual assessments are due on January 1 of each year or 30 days from the date of invoice for special assessments. The Association will levy a late fee of \$25.00 against a Member if full payment for annual assessments is not postmarked or received by January 15. A late fee of \$25.00 will be levied if full payment for special assessments is not postmarked or received by the thirtieth day following the date of invoice. A late fee of \$25.00 will be levied on the first day of each month the assessments remain unpaid.

The Member shall be liable for all attorney's fees and costs incurred by the Association incident to the levy and collection of assessments and late fees, including appellate proceedings. Any such fine shall constitute a personal obligation of the Member, as well as a lien upon the property.

The Association shall apply all payments to the outstanding balance in the following order: attorney's fees and costs, late fees and interest, fines, special assessments, and regular assessments, with payment being applied to the oldest balance first. No partial payment will waive the Association's right to pursue full payment and/or enforce its Bylaws, Declaration, and Rules and Regulations.

<u>PAST DUE</u>	<u>ACTION</u>
15 days	Assess late fee for assessments not received during the year due.
45 days	Assess additional late fee. Send past due notice to Member.
75 days	Attorney sends past due notice to Member; Assess additional fees and costs of collection of assessments.
105 days	Attorney sends lien notice to Member; Assess additional fees and costs of collection of assessments; Report Member account delinquency to a consumer credit reporting agency.
135 days	Attorney files lien; Assess additional fees and costs of collection of assessments.
165 days	Attorney sends foreclosure notice to Member. Assess additional late fees and costs of collection of assessments.
195 days	Attorney files for foreclosure; Assess additional fees and costs of collection of assessments.

The dates and actions outlined in these rules are guidelines only and the Board reserves the right to accelerate the process or alter the collection process in its sole discretion provided that at all times collection activity will comply with the requirements of state law.

LANTANA RIDGE PROPERTY OWNERS ASSOCIATION

Schedule of Fees

Annual Regular Assessment _____	\$200.00
Annual Road Assessment _____	\$130.00
Late Fee _____	\$25.00
Violation Fine _____	\$50.00
Insufficient Funds Check Fee _____	\$50.00
Park Reservation Deposit _____	\$50.00 (20 to 39 people) \$150 (40 to 75 people)
Construction Deposit _____	\$1,500.00

All fees subject to change in accordance with the governing documents of the Association.

LANTANA RIDGE PROPERTY OWNERS ASSOCIATION

Park, Amenities and Common Area Rules

Use of the Park, Amenities and other Common Areas is restricted to Lantana Ridge Members and their accompanied guests. Guests must be accompanied by at least one Member at all times. Daily operating hours are 6:00 a.m. to 9:30 p.m. unless otherwise posted.

Users are required to observe the following rules for everyone's safety and enjoyment.

1. Use of the Park, Amenities, Common Areas and any other property owned by the Association is at your own risk. The POA and management are not responsible for accidents or injury.
2. No alcohol, tobacco, drugs, fireworks or weapons of any kind whatsoever allowed.
3. Do not enter prohibited or restricted areas.
4. Anyone under the age of fifteen must be accompanied by an adult.
5. Nuisances, such as loud music and inappropriate behavior, are prohibited.
6. Open fires are strictly prohibited. Grilling and cooking fires allowed only in permanent grills provided by the POA and shall not be permitted during Comal County burn bans.
7. Pets must be on a leash at all times and are not allowed to roam or run at large.
8. Dispose of all litter! Keeping these areas clean is everyone's responsibility. Members are required to remove all trash and clean any messes caused by their party.
9. No more than 10 guests per Member without written authorization from the Association.
10. Reservations of the park for parties or events (in which there are a total of 11 or more people to the Park, including members of the household) are allowed only with prior written authorization by the Association and in accordance with its rules. Please see "Park Party Request" application.
11. Damages to the Park, Amenities, Common Areas and any other property owned by the Association may result in the assessment of repair and replacement costs, fines and other penalties.
12. No cutting, damaging or removing of trees, shrubs and native vegetation.
13. No motorized vehicles allowed off road without prior written approval of the POA. ATVs and motorcycles are prohibited from the park or common areas.
14. No swimming, diving or wading in waterscapes.
15. Camping is prohibited.
16. No sign, banner, or decoration will be allowed to be affixed to any surface. Signs and decorations displayed in connection with an event at the Park or other Common Area must obtain prior written approval of the Architectural Committee.
17. Residents are responsible for any damage they, their guests, or their children cause while using the Park, Amenities, Common Areas and any other property owned by the Association and for cleaning up any mess or trash created by them prior to leaving the area.
18. The community manager may deny access to the Park at any time due to occupancy limits, weather, grounds condition or if maintenance is required.
19. At the discretion of the community manager and as approved by the Board of Directors of the Lantana Ridge Property Owners Association, certain periods of the normal hours may be set aside for specialized activities. These activities will be open to all interested residents. Scheduled times for these activities will be posted.
20. Use of Park, Amenities, Common Areas and any other property owned by the Association may be denied if Association fees or other due amounts remain unpaid.
21. Violations of these Rules and interference with the enforcement of these Rules may result in (a) temporary revocation of Member privileges, (b) suspension of Member privileges, (c) fines, assessments and other penalties, and/or (d) legal action against the violator.

Rules and policies are subject to change without prior notice.

LANTANA RIDGE PROPERTY OWNERS ASSOCIATION

Policy of Fines for Violations of Park, Amenities and Common Area Rules
and Damages to Association Property

In the event of a violation or interference with the enforcement of any of the Rules and Regulations of the park, amenities, and common areas or damage to the property of the Association, the Board of Directors, acting on behalf of the Association, in addition to any other remedies provided by the Declaration, Bylaws, or rules and regulations and remedies available pursuant to State statute or other law, may (1) suspend or condition the right of said Lot Owner to use facilities owned, operated, or managed by the Association; (2) suspend said Lot Owner's voting privileges in the Association as a Lot Owner, as further provided in the Declaration and Bylaws; (3) levy a damage assessment against a Lot; and (4) assess a fine against the Lot Owner for the violation and damage in an amount to be determined by the Board of Directors.

Any amounts charged to an owner under these procedures may be collected in the same manner as regular assessments under the Declaration, including lien and foreclosure rights to the extent permitted by law.

The failure of the Association to enforce any provisions of the Declaration, Bylaws, rules, or procedures shall not constitute a waiver of the right to enforce the same thereafter. All remedies in the Declaration, Bylaws, and rules are cumulative and not exclusive.

LANTANA RIDGE PROPERTY OWNERS ASSOCIATION

Rules and Regulations for Building Contractors

1. A letter of approval must be received by the building contractor before construction commences on any lot.
2. A construction deposit of \$1,500.00 must be received by the Association prior to construction of a new residence begins. The deposit is fully refundable at completion of construction as long as all rules, regulations and the Restrictions have been complied with. A deposit of \$1,500.00 is not required for construction of improvements after the completion of a primary residence.
3. All building contractors must have a portable toilet and dumpster at the project site at the time construction begins and must remain until the completion of the project. Do not use another contractor's facility.
4. All signage must be approved by the Architectural Review Committee before placing on any lot.
5. Access to a construction site from adjoining properties is prohibited without written permission provided by adjoining property owners and filed with the Association.
6. The correct size culvert must be installed properly prior to construction (where applicable) to prevent damage to right of ways and for proper water drainage.
7. All lots must be maintained during construction. No excessive debris is allowed, and dumpsters must be emptied when full.
8. All of the rules, regulations and Restrictions must be followed during the construction of any project.
9. All building contractors must sign a form, as promulgated by the Association, stating that they have read and understand these rules. The signed form must be filed with the Association prior to the commencement of construction.

Doc# 200506022742
Pages 8
06/23/2005 9:30AM
Official Records of
COMAL COUNTY
JOY STREATER
COUNTY CLERK
Fees \$28.84



Joy Streater

Doc# 200506022742

Receipt# 167473

JOY STREATER
COUNTY CLERK
COMAL COUNTY
150 N SEQUIN #101
NEW BRAUNFELS, TX
78130-
(830) 620-5513

Doc# 200506022742 Pgs: 8

Doc Type: AFFIDAVIT

RECORDING FEE	\$	17.00
RECORDS PRESERVE	\$	5.00
COURTHOUSE SEC	\$	1.00
CONVENIENCE FEE	\$	0.84
RECORDS ARCHIVE FEE	\$	5.00

Total	\$	28.84
Credit Card	\$	28.84
Change Due	\$	0.00
Balance	\$	0.00

Total Documents: 1
Total Fees: 5

Client Name GENERAL PUBLIC
Filed By GENE T FOY
06/23/2005 09:30:42 AM

Cashier: LYNDA

COMAL COUNTY CLERK
150 N SEQUIN STE 101
NEW BRAUNFELS, TX 78130

TERMINAL I.D.:

08848071

MERCHANT #:

560000004720001

MASTERCARD
XXXXXXXXXXXX2377

SALE

BATCH: 000494

INU: 1

DATE: JUN 23, 05

TIME: 00:43:07

CUST REF: 046

AUTH NO: 716763

TOTAL \$28.84

GENE T FOY

X
I AGREE TO PAY ABOVE TOTAL AMOUNT
ACCORDING TO CARD ISSUER AGREEMENT
(MERCHANT AGREEMENT IF CREDIT VOUCHER)

CUSTOMER COPY