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STATE OF TEXAS §

COUNTY OF COMAL §

AMENDMENT TO RULES
OF
LANTANA RIDGE PROPERTY OWNERS ASSOCIATION, INC.

(Revised Collections Policy)

Document reference. Reference is further made to that certain Declaration of Covenants, Conditions and Restrictions, filed as Document No. 200006021697 in the Official Public Records of Comal County, Texas, and that certain Amended and Restated Declaration of Covenants Conditions and Restrictions for Lantana Ridge Unit 6, filed as Document No. 200506010772 in the Official Public Records of Comal County, Texas (cumulatively and together with all annexations documents and amendments thereto, the "Declaration").

Reference is further made to that certain Policy for Collection of Assessments attached as Exhibit B to that certain Unanimous Consent of Directors in Lieu of Special Meeting, filed as Document No. 200506022742 in the Official Public Records of Comal County, Texas (cumulatively, the "Collections Policy").

WHEREAS the owners of lots subject to the Declaration are automatically made members of Lantana Ridge Property Owners Association, Inc. (f/k/a Lantana Ridge Unit 1 Property Owners Association, Inc.) (the "Association");

WHEREAS the Association is a Texas non-profit corporation and its bylaws authorize the Association, acting through its board of directors (the "Board"), to adopt and amend rules related to the management of the property subject to the Declaration;

WHEREAS the Board has previously adopted the Collections Policy and desires to amend and restate same as provided herein; and

WHEREAS the Board has voted at a properly noticed meeting to adopt this amendment and has mailed a copy of same to all members of the Association;

THEREFORE the Collections Policy has been, and by these presents is, amended and restated so that it reads in its entirety as provided on Exhibit "A" attached hereto.

AGREED TO and ADOPTED the 25TH day of OCTOBER, 2010.

LANTANA RIDGE PROPERTY OWNERS ASSOCIATION, INC.

Acting by and through its Board of Directors



NAME: PAUL McPHERTERS

TITLE: President

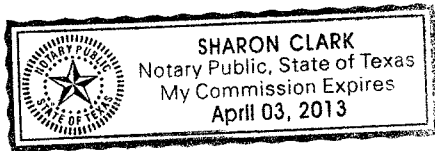
Exhibit "A": Amended and Restated Policy for Collection of Assessments

Acknowledgement

STATE OF TEXAS §

COUNTY OF COMAL §

This instrument was acknowledged before me on the 9th day of November, 2010, by Paul McPheeters in the capacity stated above.



Sharon Clark
Notary Public, State of Texas

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 late fees per the following schedule. Annual assessment payments not postmarked or received by January 31 will be considered late. Special assessment payments not postmarked or received by the thirtieth day following the date of invoice will be considered late. A late fee 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.

DATE	ACTION
January 31	Assess late fee of \$25 for assessments not received.
February 28	Assess additional late fee of \$25. Send past due notice to Member.
March 31	Attorney sends past due notice to Member; Assess additional late fee of \$50 and costs of collection of assessments.
April 30	Attorney sends lien notice to Member; Assess additional late fee of \$50 and costs of collection of assessments;
May 31	Attorney files lien; Assess additional late fee of \$50 and costs of collection of assessments.
June 30	Attorney sends foreclosure notice to Member. Assess additional late fee of \$50 and costs of collection of assessments.
July 31	Attorney files for foreclosure; Assess additional late fee of \$50 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.

After recording, please return to:

Niemann & Heyer, L.L.P.
Attorneys At Law
Westgate Building, Suite 313
1122 Colorado Street
Austin, Texas 78701 ↗

Fileserver:CLIENTS:LantanaRidge:CollectionPolicy11-10.doc

Filed and Recorded
Official Public Records
Joy Streater, County Clerk
Comal County, Texas
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