

Hays County
Liz Q. Gonzalez
County Clerk
San Marcos, Texas 78666



70 2012 12034895

RECEIVED
DEC 11 2012

BY:

Instrument Number: 2012-12034895

As

Recorded On: December 04, 2012

OPR RECORDINGS

Parties: ELLIOTT RANCH

To

Billable Pages: 7

Number of Pages: 8

Comment:

(Parties listed above are for Clerks reference only)

**** Examined and Charged as Follows: ****

OPR RECORDINGS	40.00
Total Recording:	40.00

***** DO NOT REMOVE. THIS PAGE IS PART OF THE INSTRUMENT *****

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY
because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number: 2012-12034895
Receipt Number: 321712
Recorded Date/Time: December 04, 2012 01:27:51P
Book-Vol/Pg: BK-OPR VL-4499 PG-599
User / Station: C Rodriguez - Cashing #2

Record and Return To:

ALLIANCE
ATTN: MONIQUE WILLIAMS
115 WILD BASIN RD STE 308
AUSTIN TX 78746



State of Texas |
County of Hays

I hereby certify that this instrument was filed for record in my office on the date and
time stamped hereon and was recorded on the volume and page of the named records
of Hays County, Texas

Liz Q. Gonzalez

Liz Q. Gonzalez, County Clerk

**RESOLUTIONS OF THE BOARD OF DIRECTORS
ADOPTING RULES FOR ELLIOTT RANCH HOMEOWNERS
ASSOCIATION, INC.**

I, Dave Meldrum, President of Elliott Ranch Homeowners Association, Inc., a not for profit corporation duly organized and existing under the laws of the State of Texas, (the "Association") do hereby certify that the records and minutes of the proceedings of the Board of Directors of said Corporation, and that on the 15th day of June, 2009 there was duly and legally held meeting of said Board of Directors at which a quorum of the Directors was present and acting throughout, and at said meeting the following resolutions were unanimously adopted:

All restrictions of the declaration and bylaws are by reference incorporated into the rules. In addition to the declaration and bylaws, the Board adopts the following rules:

- 1) "Nonassessment items first. All monies received from an owner may be applied first to nonassessment obligations of the Owner, such as fines, late charges, returned check charges, attorney's fees, user fees, damages, etc., regardless of notations on checks and transmittal letters."
- 2) Standard Violation Process:
 1st Violation – Warning/Notification of Fining
 2nd Violation – \$100.00
 3rd Violation with Fine - \$200.00
 4th Violation with Fine - \$250.00
 Continuous Violations thereafter - \$250.00
- 3) The Board reserves the right to alter the standard violation process (including the right to reduce or increase the fines) if, in its sole discretion, alternate action is warranted.
- 4) The fine for filing an unsuccessful lawsuit against the Homeowners Association would be 125% of the Association's total legal cost including but not limited to, court costs, attorney fees, filings for proceedings and injunctions, documentary fees, etc.

Approved this 15th day of June, 2009.

ELLIOTT RANCH Homeowners Association, Inc.

By: David Meldrum
Title: President

FURTHER RESOLVED, that these rules shall be effective upon execution.

IN WITNESS WHEREOF, I have hereunto set my hand as President of said Corporation, this 17 day of June 2009.

David Meldrum
Secretary

ACKNOWLEDGEMENT

THE STATE OF TEXAS
COUNTY OF HAYS

This instrument was acknowledged before me on June 17, 2009, by David Meldrum, in the capacity stated above.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 17 day of June 2009.

Melissa Coffey
Notary Public

