

**RESOLUTION OF THE BOARD OF DIRECTORS  
OF OAK RIDGE VILLAGE HOMEOWNERS ASSOCIATION, INC.  
REGARDING ENFORCEMENT OF MAINTENANCE OBLIGATIONS**

STATE OF TEXAS           §  
  §           KNOW ALL MEN BY THESE PRESENTS:  
COUNTY OF BEXAR       §

WHEREAS, Oak Ridge Village Homeowners Association, Inc. (hereinafter the "Association") is a property owners association established by, and governed through, various declarations of restrictive covenants for the Oak Ridge Village Subdivision (hereinafter collectively the "Declaration"); and,

WHEREAS, owners and occupants of lots subject to the Declaration are obligated to keep the vegetation and fences on their lots in a neat, attractive, healthful and sanitary condition as set forth in the Declaration; and,

WHEREAS, the Declaration provides that if any such owner or occupant has failed to perform such obligation of maintenance, repair and care, then the Board may give such person written notice of such failure, and such person must within ten days of receiving such notice perform the care and maintenance required, and that should they then fail to do so, the Board shall have the right to authorize its agent or agents to enter the lot and perform such care and maintenance without any liability whatsoever; and,

WHEREAS, the Board has determined that it is in the best interests of the Association to adopt a formal policy to provide for exercise by the Association of its right to enforce maintenance requirements as set forth in the Declaration;

NOW, THEREFORE, BE IT, AND IT IS HEREBY, RESOLVED that lots in the Oak Ridge Village Subdivision shall be subject to the following maintenance enforcement procedure, in the event that an owner or occupant fails to keep the vegetation, trash, debris or fence on any lot in a neat, attractive, healthful and sanitary condition:

1. Management will send an initial courtesy notice that advises the owner or occupant that the vegetation, trash debris, or fence on the lot needs to be maintained, mowed, weeded, picked up, repaired, or otherwise cared for;
2. After a reasonable period of time has passed, if the condition has not been cured, then management will send a second courtesy notice reminding the addressee of the need for maintenance, repair or care;
3. If the condition remains in violation after another reasonable period of time, then management shall cause a final notice letter to be sent informing the owner or occupant that the Association will exercise its right to enforcement the maintenance obligations at the expense of the owner or occupant;
4. Should the owner or occupant fail to cure the violation after the passage of ten

days from the receipt of the final notice letter, then the Board may authorize its agent or agents to enter the lot and perform such care and maintenance without any liability whatsoever;

5. The Association shall cause a written statement to be sent to the owners and occupants of the lot in question for the costs incurred in having such work done; and,

6. The expense of such maintenance, repair or care will be a joint obligation of the owners and occupants of the lot in question, as well as an assessment against that lot.

Nothing herein shall be deemed to apply to any situation or condition deemed by the Board of Directors, in its sole and absolute discretion, to constitute an emergency or a need for more immediate action.

Thus resolved by the Board of Directors, adopted at a duly and properly called meeting of the Board of Directors on the 27<sup>th</sup> day of May, 2014, to certify which the President and Secretary of the Association have affixed their signatures below.

OAK RIDGE VILLAGE HOMEOWNERS ASSOCIATION, INC.

Connie Smith  
By: Connie Smith, Its President

ATTEST:

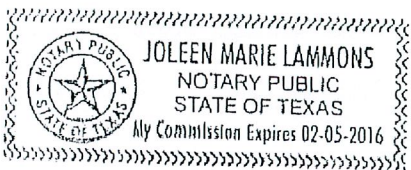
Meredith Morgan  
By: Meredith Morgan, Its Secretary

STATE OF TEXAS           §  
  §  
COUNTY OF BEXAR       §

Before me, the undersigned notary public, on this day personally appeared Connie Smith, President of Oak Ridge Village Homeowners Association, Inc. known to me or proved to me by presentation to me of a governmentally-issued identification card to be who one of the persons whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed it for the purposes and consideration expressed in it.

Given under my hand and seal of office the 27<sup>th</sup> day of May, 2014.

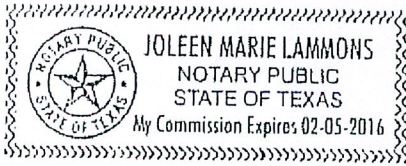
Joleen Marie Lammons  
Notary Public, State of Texas



STATE OF TEXAS           §  
  §  
COUNTY OF BEXAR       §

Before me, the undersigned notary public, on this day personally appeared Meredith Morgan, Secretary of Oak Ridge Village Homeowners Association, Inc. known to me or proved to me by presentation to me of a governmentally-issued identification card to be who one of the persons whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed it for the purposes and consideration expressed in it.

Given under my hand and seal of office the 27<sup>th</sup> day of May, 2014.



Joleen Marie Lammons  
Notary Public, State of Texas

**AFTER RECORDING RETURN TO:**  
Oak Ridge Village Homeowners Association, Inc.  
1600 N.E. Loop 410, Suite 202  
San Antonio, TX 78209

4097 001/1192836

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05/29/2014 3:04PM  
e-Filed & e-Recorded in the  
Official Public Records of  
BEXAR COUNTY  
GERARD C. RICKHOFF  
COUNTY CLERK  
Fees \$34.00

STATE OF TEXAS  
COUNTY OF BEXAR  
This is to Certify that this document  
was e-FILED and e-RECORDED in the Official  
Public Records of Bexar County, Texas  
on this date and time stamped thereon.  
05/29/2014 3:04PM  
COUNTY CLERK, BEXAR COUNTY TEXAS



*Gerard C. Rickhoff*

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WHEREAS, the Board has determined that it is in the best interests of the Association to adopt a formal policy to provide for exercise by the Association of its right to enforce maintenance requirements as set forth in the Declaration;

NOW, THEREFORE, BE IT, AND IT IS HEREBY, RESOLVED that lots in the Oak Ridge Village Subdivision shall be subject to the following maintenance enforcement procedure, in the event that an owner or occupant fails to keep the vegetation, trash, debris or fence on any lot in a neat, attractive, healthful and sanitary condition:

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By: Connie Smith, Its President

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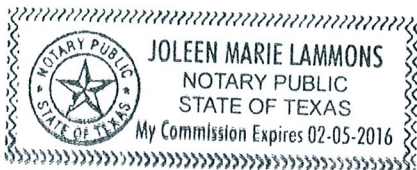
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By: Meredith Morgan, Its Secretary

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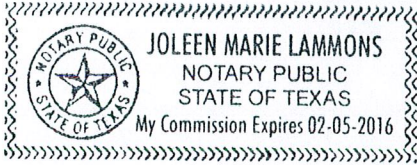
Joleen Marie Lammons  
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