



SCANNED

SONTERRA PROPERTY OWNERS ASSOCIATION, INC.

POLICY RELATED TO ENTRY GATE SYSTEMS

The following policies have been adopted by the SONTERRA PROPERTY OWNERS ASSOCIATION, INC. (the "ASSOCIATION").

Recitals

WHEREAS, the Board of Directors of the ASSOCIATION has the authority to adopt rules and regulations regarding the use of the properties located within the Sonterra subdivision ("SONTERRA") and subject to the Declaration of Covenants recorded at Volume 3418, Page 1980, Real Property Records of Bexar County, Texas, as amended from time to time (the "Declaration") and to establish penalties for the infraction thereof;

WHEREAS, the Board of Directors of the ASSOCIATION wishes to establish certain policies related to the use of the entry gate systems;

NOW THEREFORE, the Board of Directors of SONTERRA has duly adopted the policies as set out herein.

Rules and Penalties

1. Delinquencies. In accordance with the terms of the Declaration:
 - (a) assessments are due and payable thirty (30) days after billing;
 - (b) all unpaid assessments bears interest at the rate of 12% per annum until paid, which said interest shall be billed at the rate of 3% per quarter; and
 - (c) if the account is referred to an attorney for collection, all costs of collection including, court costs and reasonable attorney's fees shall be added to the assessment and shall bear interest at the rate of 12% per annum until paid.

2. Penalties. Certain penalties have been established for violations as set forth in the General Rules and Penalties for Violations recorded in Book 10596, Page 1778, Real Property Records of Bexar County, Texas, as amended from time to time, to which reference is hereby made for all purposes.

3. Rules Related to Delinquencies, Unpaid Penalties and Violations. If assessments are not paid when due for two successive calendar quarters, or unpaid penalties levied against an owner exceed \$500.00, or any violation of an applicable covenant, condition, restriction, rule or policy of the Association is not corrected within 45 days after the first notice of violation is mailed to the owner, then the following rules related to the use of the Sonterra entry gate systems shall apply until all such delinquent assessments or unpaid penalties including, without limitation, any costs of collection, are fully paid and/or any such violation is corrected:
 - (a) the ASSOCIATION will suspend availability of the permanent guest list for gate entry for such owner and/or resident;



(b) the ASSOCIATION will suspend acceptance of the names of guests for gate entry for such owner and/or resident;

(c) the owner and/or resident will have their access number and/or identification code removed from the entry system for their subdivision, as applicable, which may require the owner and/or resident to utilize the call box to contact the guard to obtain entry;

(d) the owner and/or resident will have their bar code number removed from laser tag scanner if access is through the main gate and such owner and/or resident will be required to enter through the guest lane at the main entry gate;

(e) any guests of such owner and/or resident will be allowed access through the entry gate only when such owner and/or resident comes to the entry gate and notifies the guard at the main gate, or by using the entry transmitter/clicker of such owner and/or resident; and

(f) the owner and/or resident must still comply with all ASSOCIATION governing documents, covenants, restrictions, rules and policies.

4. Removal of Number for Other Reasons. The owner and/or resident will have their access number and/or identification code removed from the entry system for their subdivision, as applicable, upon relocating out of the neighborhood, or if their transmitter is lost or stolen.

5. Transmitters. The owner and/or resident will be required to purchase any new or replacement transmitter from the ASSOCIATION. The cost of such transmitters will be established by the Board of Directors for the ASSOCIATION from time to time.

6. Non-Exclusive Remedies. The rules and regulations contained herein are in addition to, and not in substitution of, all other applicable rules and regulations or any applicable restrictive covenants, all of which remain in full force and effect, and to all other rights and remedies to which the Association may otherwise be entitled. Specifically, but without limitation, in addition to this policy, the Association retains its right to bring an action against the owner personally obligated to pay the delinquent assessment and/or to foreclose the lien against the property subject to the assessment and/or to enforce any applicable covenant, condition, restriction, rule or policy of the Association.

7. Violation by Resident, Tenant, or Agent. A violation by a resident, tenant, guest, or agent of the owner shall be treated as a violation of the owner of the property.

8. No Waiver. Any failure of the ASSOCIATION to seek enforcement or compliance with this policy shall not be deemed a waiver of the rights of the ASSOCIATION to seek enforcement or compliance at any time thereafter.

9. Supersedes Prior Policy. This policy supersedes and replaces the Policy Related to Delinquencies recorded in Book 11802, Page 974, Real Property Records of Bexar County, Texas.

This policy was duly adopted by the Board of Directors of the Sonterra Property Owners ASSOCIATION, Inc., on the 27th day of April, 2006.

SONTERRA PROPERTY OWNERS ASSOCIATION, INC.

By: *Dayna M. Rinklin*
DAYNA M. RINKLIN, President

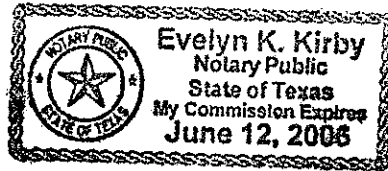
STATE OF TEXAS §
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COUNTY OF BEXAR §

This instrument was acknowledged before me this 27th day of April, 2006, by DAYNA M. RINKLIN, President of the Sonterra Property Owners Association, Inc., a Texas corporation, on behalf of said corporation.

Evelyn K. Kirby
Notary Public, State of Texas

After Recording, Return To:

Sonterra Property Owners Association, Inc.
19210 Huebner Road, Suite 102
San Antonio, Texas 78258



Any provision herein which restricts the sale, or use of the described real property because of race is hereby declared unenforceable under Federal law. STATE OF TEXAS, COUNTY OF BEXAR. I hereby certify that this instrument was FILED in File Number Sequence on the date and at the time stamped hereon by me and was duly RECORDED in the Official Public Record of Real Property of Bexar County, Texas on:

MAY - 1 2006



Gerry Rickhoff
COUNTY CLERK BEXAR COUNTY, TEXAS

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Filed & Recorded in the Official Public
Records of BEXAR COUNTY
GERRY RICKHOFF COUNTY CLERK