

SCANNED

SONTERRA PROPERTY OWNERS ASSOCIATION, INC.

POLICY RELATING TO GARAGE SALES AND OTHER HOUSEHOLD SALES

Revised

The following policy has 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");

WHEREAS, a Policy Relating to Garage Sales, which prohibits garage sales, yard sales and other household sales, was recorded in Volume 11100, Page 742, Official Public Records of Bexar County, Texas;

WHEREAS, the said policy was revised by Policy Relating to Garage Sales and Other Household Sales recorded in Volume 13110, Page 1781, Official Public Records of Bexar County, Texas, to allow estate sales under certain circumstances;

WHEREAS, the Board of Directors wishes to clarify the policy allowing estate sales as set forth below;

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

Policy

1. Except for estate sales held in accordance with the following requirements, all household sales, yard sales, garage sales and all other similar types of sales or auctions within SONTERRA are prohibited.
2. For purposes of this policy, the allowed estate sales are defined as those sales intended to liquidate all or substantially all of the personal property and other belongings of a resident who either (i) is deceased, or (ii) is in the process of vacating or has vacated the premises. The purpose of the estate sale must be to clear the home of all or substantially all of its contents. The determination of whether a sale is an allowed estate sale shall be in the sole discretion of the ASSOCIATION.
3. Estate sales are permitted subject to the following conditions:
 - a. The sale must be conducted by a professional auctioneer or professional estate liquidator for a percentage of the revenues and who is experienced in estate sales.
 - b. Sales may only be conducted between the hours of 10:00 a.m. and 6:00 p.m. and may not be held more than three (3) days during any one week period.
 - c. Garage doors must remain closed throughout the entire duration of the sale.



- d. No items of any kind may be displayed anywhere on the front yard, driveway or any other location forward of the residence.
- e. No items of any kind may be brought to the premises from another location.
- f. No signs of any kind advertising or in anyway related to the sale may be displayed anywhere with SONTERRA.
- g. The person conducting the sale must contact the ASSOCIATION at least 72 hours prior to the scheduled sale to:
 - i. provide the date and hours during which the sale is to be conducted, and
 - ii. arrange, at such person's expense, for an additional guard during all hours of the sale in order to manage the traffic and parking related to such sale.
- h. Vehicles for those attending any such sale must be parked on the side of the street opposite any fire hydrant.

4. 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.

5. This policy supersedes and replaces the Policy Related to Garage Sales and Other Household Sales recorded in Volume 13110, Page 1781, Official Public Records of Bexar County, Texas.

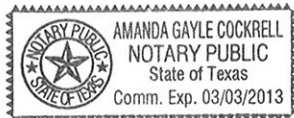
This policy was duly adopted by the Board of Directors of the Sonterra Property Owners Association, Inc., on the 24th day of February, 2011.

SONTERRA PROPERTY OWNERS ASSOCIATION, INC.

By: Rick Faner
Rick Faner, President

STATE OF TEXAS §
 §
COUNTY OF BEXAR §

This instrument was acknowledged before me this 24th day of February, 2011, by Rick Faner, as President of the Sonterra Property Owners Association, Inc., a Texas corporation, on behalf of said corporation.



Amanda Gayle Cockrell
Notary Public, State of Texas

Any provision herein which restricts the sale, or use of the described real property because of race is invalid and unenforceable under Federal law STATE OF TEXAS, COUNTY OF BEXAR
I hereby Certify that this instrument was FILED in File Number Sequence on this 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:

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03/02/2011 2:51PM # Pages 2
Filed & Recorded in the Official Public
Records of BEXAR COUNTY
GERARD RICKHOFF COUNTY CLERK

MAR 02 2011



Gerard Rickhoff
COUNTY CLERK BEXAR COUNTY, TEXAS