

SONTERRA PROPERTY OWNERS ASSOCIATION



LT1-77-20050097697-1

Policy Relating to Playscapes



LT2-11375-269-2

The following policy has been adopted by the SONTERRA PROPERTY OWNERS ASSOCIATION, INC. (the "ASSOCIATION") regarding playscapes.

By definition, a playscape is a children's recreational framework structure (not enclosed) erected for the use by children under the age of twelve (12).

In the interest of maintaining harmony among property owners and privacy between lots, the following requirements will apply to the placement of playscapes.

1. Playscapes may only be placed in the rear yard of any residential property in Sonterra.
2. With regard to lots with rear yards abutting the golf course, no playscape may be located within twenty-five (25) feet of the rear property line. The structure must be located at least ten (10) feet from a property line. Placement is dictated by the height of the playscape at its peak. If the playscape exceeds ten (10) feet in height, the outside edge of the playscape, adjacent to a property line (side or rear), can be no closer to that property line than the height of the tallest point of the playscape. Maximum height of any playscape cannot exceed thirteen (13) feet. Please be advised that any playscape located within a public easement may be required to be moved, at owner's expense, for access to the easement.
3. The canopy or roof must be of a solid color that blends with a natural landscape, i.e. brown or green.
4. All playscapes will be well maintained and will not be allowed to deteriorate into a rundown condition.
5. Plans for all such structures must be submitted to the Sonterra Architectural Review Committee for review prior to placement.

This policy was duly adopted by the Board of Directors of the Sonterra Property Owners Association, Inc., on the 24 day of MARCH, 2005.

SONTERRA PROPERTY OWNERS ASSOCIATION, INC.

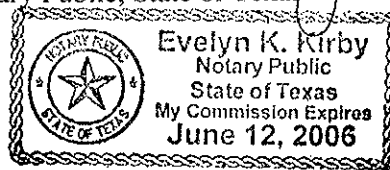
By: S L Whitley
Sandra L. Whitley, President

STATE OF TEXAS §
 §
COUNTY OF BEXAR §

This instrument was acknowledged before me this 28th day of April, 2005, by SANDRA L. WHITLEY, 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 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 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 04 2005



Gerry Rickhoff
COUNTY CLERK BEXAR COUNTY, TEXAS

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05/04/2005 3:04PM # Pages 2
Filed & Recorded in the Official Public
Records of BEXAR COUNTY
GERRY RICKHOFF COUNTY CLERK