



SCANNED

SONTERRA PROPERTY OWNERS ASSOCIATION, INC.

RULES AND PENALTIES RELATING TO GATE ENTRY FOR CONSTRUCTION ACTIVITIES

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

**Recitals**

WHEREAS, the ASSOCIATION has certain policies concerning gate entry procedures for construction activities, whether for new construction, home improvement or repairs, related to properties located within the Sonterra subdivision ("SONTERRA");

WHEREAS, the Board of Directors of SONTERRA, under its authority to adopt rules and regulations regarding the use of the properties located within 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"), wishes to amend those prior policies;

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

**I.**

*Violation of any items listed in this Section 1 (General Rules Related to Gate Entry for Construction Activities) shall be subject to the penalties set forth in Section 2 (Violation of Rules) hereof.*

**1. Rules**

All builders, general contractors, contractors, subcontractors and suppliers who work in SONTERRA must comply with the following rules and regulations:

- a. Construction and deliveries of construction materials shall occur only on the days and between the hours as shown below\*\*:

<u>All Sundays and Holidays:</u>	NO ACCESS
<u>All Saturdays:</u>	8:00 a.m. to 5:00 p.m.
<u>Monday through Friday:</u>	
December – February:	7:00 a.m. to 5:00 p.m.
March:	7:00 a.m. to 6:00 p.m.
April – October:	7:00 a.m. to 6:30 p.m.
November:	7:00 a.m. to 6:00 p.m.

*All work must be stopped and the premises vacated by the hours listed.*

<u>Holidays are:</u>	New Years Day
	Easter Sunday
	Memorial Day
	July 4 <sup>th</sup>
	Labor Day
	Thanksgiving Day and following Friday
	Christmas Eve (after noon but not at all if on Sunday)
	Christmas Day



- \*\* Sunday, holiday work and after hours work may be performed only with the specific permission of the ASSOCIATION. *Emergency access during non-office hours can be obtained by contacting the Security Chief or Shift Supervisor.*
- b. All contractors, subcontractors, and suppliers must be registered with the ASSOCIATION or listed as a guest by an owner to gain access to neighborhoods within SONTERRA. Failure in abidance of either these requirements is grounds for denying access but does not subject the violator to fines or other penalties.
- c. Properties within SONTERRA may be accessed only upon authorization obtained at the gate. *No one is allowed to tailgate another vehicle for purposes of entering a gate without authorization.*

**2. VIOLATION OF RULES.**

Violation of any of the rules, regulations or policies of SONTERRA or applicable policies of the Stone Oak Planned Community by any builder, general contractor, contractor, subcontractor or supplier shall result in the following actions and penalties:

- a. First Violation – A written warning shall be sent by certified receipt mail, return receipt requested, to the general contractor/contractor and owner stating the nature, location, and date of the violation. The warning shall notify the general contractor that they have now been placed on probation for the subsequent six (6) months and that a subsequent violation of the rules, regulations or policies within six (6) months of the First Violation shall result in suspension of approved builder’s status or authority to do business in SONTERRA as set forth below A written notice of the First Violation shall be sent by certified receipt mail, return receipt requested, to the general contractor/contractor and owner stating:
  - (i) the nature, location, and date of the violation;
  - (iii) that the general contractor/contractor has been placed on probation for the subsequent six (6) months; and
  - (iii) the period of time for which the approved builder’s status or authority to do business will be suspended upon occurrence of a subsequent violation.
- b. Second Violation – a second violation occurring within six (6) months of the First Violation shall result in suspension of approved builder’s status or authority to do business in SONTERRA for three (3) working days. A written notice of the Second Violation shall be sent by certified receipt mail, return receipt requested, to the general contractor/contractor and owner stating:
  - (i) the nature, location, and date of the violation;
  - (ii) the time from First Violation to Second Violation;
  - (iii) that the general contractor/contractor’s approved builder’s status or authority to do business in SONTERRA has been suspended for three (3) working days.
- c. Third Violation – a third violation within six (6) months of the Second Violation shall result in either the suspension of the general contractor’s/contractor’s approved builder status in applicable SONTERRA neighborhoods or authority to do business in SONTERRA for a period of seven (7) working days. A written notice of the Third Violation shall be sent by certified receipt mail, return receipt requested, to the general contractor/contractor and owner stating:

- (i) the nature of the violation, location, and date;
  - (ii) the time from Second Violation to Third Violation; and
  - (iii) that the general contractor's/contractor's approved builder's status or authority to do business in SONTERRA has been suspended for a period of seven (7) working days.
- d. Subsequent Violations – any subsequent violations within six (6) months of the previous violation will result in a suspension of approved builder's status or authority to do business in SONTERRA for fourteen (14) working days. A written notice of each subsequent violation shall be sent by certified receipt mail, return receipt requested, to the general contractor/contractor and owner stating:
- (i) the nature, location, and date of the violation;
  - (ii) the time from the preceding violation to the most recent violation; and
  - (iii) the applicable time period during which general contractor's/contractor's approved builder's status or authority to do business in SONTERRA has been suspended has been suspended.

This policy was duly adopted by the Board of Directors of the Sonterra Property Owners Association, Inc., on the 8 day of April, 2005.

SONTERRA PROPERTY OWNERS ASSOCIATION, INC.

By: SL Whitley  
SANDRA L. WHITLEY, President

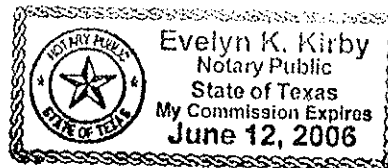
STATE OF TEXAS §  
COUNTY OF Bexar §

This instrument was acknowledged before me this 8th 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



Doc# 20050076404 Fees: \$20.00  
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Filed & Recorded in the Official Public  
Records of BEXAR COUNTY  
GERRY RICKHOFF COUNTY CLERK

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:

APR 08 2005



*Gerry Rickhoff*  
COUNTY CLERK BEXAR COUNTY, TEXAS