

SCANNED

SONTERRA PROPERTY OWNERS ASSOCIATION, INC.

POLICY RELATING TO MAINTENANCE OF WALLS AND FENCES

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



Recitals

WHEREAS, the ASSOCIATION has the authority to provide services as may be necessary or desirable including, without limitation, services for the common benefit of the membership and/or to maintain the Sonterra subdivision ("SONTERRA") as a first-class residential subdivision;

WHEREAS, the Board of Directors of the ASSOCIATION has reviewed the prior practices relating to maintenance of the exterior of certain masonry walls and wrought iron fences located within SONTERRA;

WHEREAS, most of the masonry walls and wrought iron fences located within SONTERRA are located on property not owned by the ASSOCIATION even though the ASSOCIATION has voluntarily maintained many of them;

WHEREAS, the Board of Directors of the ASSOCIATION has determined that it is in the best interests of the SONTERRA community to continue to voluntarily maintain those masonry walls and wrought iron fences as described herein in order to maintain the aesthetics and property values throughout SONTERRA as well as maintain the perimeter barriers of the SONTERRA community;

WHEREAS, the Board of Directors of the ASSOCIATION wishes to clarify and formalize a policy related thereto;

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

Policy

1. The Association will continue to voluntarily provide such maintenance of the exterior portions of those certain masonry walls and wrought iron fences (i) which face streets as listed in paragraph 2 below and (ii) which abut commercial properties adjacent to the SONTERRA community as listed in paragraph 3 below, as is reasonably necessary to maintain their exterior aesthetic appearance in reasonably good condition.

2. The masonry walls and wrought iron fences which face streets to which this policy applies shall be limited to:

- a. Those perimeter walls required under the Stone Oak Master Plan Fencing/Screening Plan, being the perimeter masonry walls and wrought iron fences facing Stone Oak Parkway and Huebner Road;
- b. Those perimeter masonry walls and wrought iron fences facing Blanco Road and Knights Cross;
- c. Those perimeter masonry walls along Sonterra Villas Townhome Condominiums facing Sonterra Blvd;



- d. Those street-facing interior masonry walls located within The Enclave and The Waters; and
- e. Those portions of the perimeter masonry wall facing Kristen Way that is located from the west corner to the entrance for The Greensview.

3. The masonry walls and wrought iron fences which abut commercial properties adjacent to the SONTERRA community to which this policy applies shall be limited to:

- a. Those perimeter masonry walls along The Woods facing the shopping center located on Lot 61, Block 7, NCB 16331, Blanco Market Subdivision;
- b. Those perimeter masonry walls along The Gardens facing the shopping center at the intersection of Huebner Road and Stone Oak Parkway located on Lots 63 & 64, Block 2, NCB 17608, Sonterra II-B Subdivision;
- c. Those perimeter masonry walls along the Sonterra Villas Townhome Condominiums facing the Claremore Apartments located on Lot 4, Block 1, NCB 16331, Sonterra Place Subdivision;
- d. Those perimeter masonry walls facing the drainage easement near the intersection of Huebner Road and Stone Oak Parkway at The Meadows; and
- e. The perimeter masonry wall along The Estates which faces the property at 601 Sonterra Blvd., located on Lot 1, Block 3, NCB 19214, The Estates at Sonterra Unit 1.

4. All such masonry walls and wrought iron fences, along with all other walls and fences, are and shall remain the responsibility of the owner on whose property such walls and fences are located. Therefore, unless otherwise determined by the Board of Directors to be in the best interests of the SONTERRA community, maintenance at the expense of the ASSOCIATION as provided herein shall be limited to such general maintenance and repairs as is reasonably necessary to provide a reasonably acceptable exterior appearance. All other repairs and maintenance including, without limitation, structural repairs, repairs and maintenance of the interior portions of such walls and fences and/or replacement of the wall or fence shall continue to be the sole responsibility of the property owner.

5. As used herein, the term "exterior" shall mean and refer only to those portions of the applicable masonry wall or wrought iron fence which face the street or which face the adjoining commercial property along with the top, or capstone, of any such masonry walls.

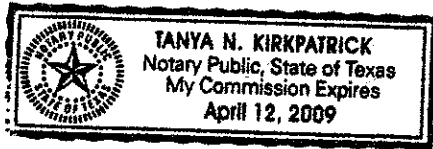
This policy was duly adopted by the Board of Directors of the Sonterra Property Owners Association, Inc., effective on the 20 day of March, 2009.

SONTERRA PROPERTY OWNERS ASSOCIATION, INC.

By: Bernie DeNisio
Bernie DeNisio, President

STATE OF TEXAS §
 §
COUNTY OF BEXAR §

This instrument was acknowledged before me this 20th day of March, 2009, by Bernie DeNisio, as President of the Sonterra Property Owners Association, Inc., a Texas corporation, on behalf of said corporation.



Tanya N. Kirkpatrick
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:

MAR 23 2009



Gerard Rickhoff
COUNTY CLERK BEXAR COUNTY, TEXAS

Doc# 20090050560 Fees: \$24.00
03/23/2009 11:06AM # Pages 3
Filed & Recorded in the Official Public
Records of BEXAR COUNTY
GERARD RICKHOFF COUNTY CLERK