



**RESOLUTION TO FILE DEDICATORY INSTRUMENTS
FOR
Hunters Chase Property Owners Association, Inc.**

WHEREAS Texas Property Code § 202.006(a) has become effective January 1, 2012, requiring associations to file all dedicatory instruments, as defined by Texas Property Code § 202.001(1), in the official public records of the county or counties wherein they are located.

WHEREAS, failing the filing of the same, the Association's various dedicatory instruments would not be enforceable.

BE IT RESOLVED, that the following attached documents be caused to be filed in the official public records of the county or counties wherein the Association is located.

To the extent any of the attached dedicatory instruments conflict with any previous guidelines, rules, covenants, or restrictions, the dedicatory instruments filed herewith shall control.

This resolution was passed by a unanimous vote of the Board of Directors of the Association on the date set forth below to be effective January 1, 2012.

Executed this the 13 day of July, 2012.

By: [Signature]
Name: Darin P. Siettes
Title: President

STATE OF TEXAS)
COUNTY OF Travis)

This instrument was acknowledged before me on this the 13th day of July, 2012, by Darin Siettes, President of and for the Association, for the purposes therein expressed.



[Signature]
Notary Public, State of Texas

AFTER RECORDING PLEASE RETURN TO:

①

Goodwin Management, Inc.
11149 Research Blvd., Suite 100
Austin, Texas 78759

Non-Profit



The State of Texas

SECRETARY OF STATE

CERTIFICATE OF RESTATED ARTICLES
OF INCORPORATION
OF

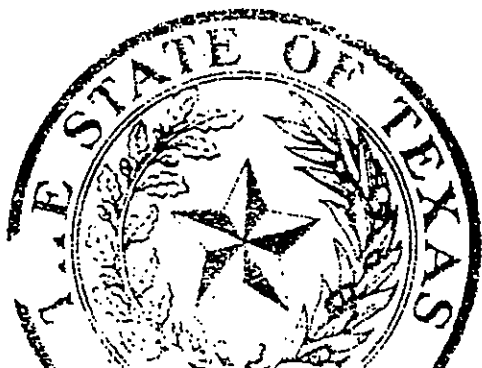
HUNTER'S CHASE PROPERTY OWNERS ASSOCIATION, INC.

The undersigned, as Secretary of State of the State of Texas, hereby certifies that Restated Articles of Incorporation of the above corporation duly signed and verified pursuant to the provisions of the Texas Non-Profit Corporation Act, have been received in this office and are found to conform to law.

ACCORDINGLY the undersigned, as such Secretary of State, and by virtue of the authority vested in him by law, hereby issues this Certificate of Restated Articles of Incorporation and attaches hereto a copy of the Restated Articles of Incorporation.

Dated AUGUST 17, 19 84

Assistant Secretary of State



yd

RESTATED ARTICLES OF INCORPORATION

HUNTER'S CHASE
PROPERTY OWNERS ASSOCIATION, INC.

FILED
In the Office of the
Secretary of State of Texas

AUG 17 1984

Clerk II U
Corporations Section

ARTICLE ONE

Hunter's Chase Property Owners Association, Inc., pursuant to the provisions of the Texas Non-Profit Corporation Act, hereby adopts Restated Articles of Incorporation which accurately copy the Articles of Incorporation and all amendments thereto that are in effect to date and as further amended by such Restated Articles of Incorporation as hereinafter set forth and which contain no other change in any provision thereof.

ARTICLE TWO

The Articles of Incorporation of the corporation are amended by the Restated Articles of Incorporation as follows:

A. ARTICLE FOUR of the Articles of Incorporation is hereby amended to read as follows:

ARTICLE FOUR

The specific purposes for which the Association is formed are to provide for the operation, maintenance, preservation and control of any Common Area which may be owned, acquired or controlled by the Association in the Hunter's Chase Subdivision, as now or hereafter shown upon the plat records of Williamson County, Texas; and to promote the health, safety and welfare of the residents within the above described subdivision.

B. The Articles of Incorporation are hereby amended by deleting therefrom ARTICLES FIVE, SIX, NINE AND TEN, which read as follows:

ARTICLE FIVE
MEMBERSHIP

Every person or entity who is a record owner of a fee or undivided fee interest in any Lot which is subject by covenants of record to assessment by the Association shall be a member of the Association. The foregoing is not intended to include persons or entities who hold an interest merely as security for the performance of an obligation. Membership shall be appurtenant to, and may not be separated from, ownership of any Lot which is subject to assessment by the Association.

ARTICLE SIX
VOTING RIGHTS

The Association shall have five classes of voting membership:

Class A. Class A members shall be all Owners of Lots in Hunter's Chase with the exception of the Declarant (as defined in the Declaration), Owners of Multifamily Structures and Owners of Commercial Properties, and each Class A member shall be entitled to two votes for each lot owned. When more than one person holds an interest in any Lot, all such persons shall be members, and the votes for such Lot shall be exercised as they among themselves determine; PROVIDED, HOWEVER, that in no event shall more than two votes be cast with respect to any Lot.

Class B. The Class B member(s) shall be Owners of Lots upon which are built multifamily structures and shall be entitled to two votes for each Living Unit constructed thereupon. The vote as expressed by any such Owner if voted in a block vote shall in no event exceed 49% of the vote of any matter pending before the Association. The Owner may transfer his full voting rights to the residents of such units providing his proxy is executed in a single statement, is unconditional and extends to all such residents without exception on a one person vote basis providing such person or persons are eighteen (18) years of age and providing there shall be not more than two votes for each unit. Such votes shall not be cast as a block. Such a transfer of voting rights does not obviate the Owner's liability for assessment payments to be made by him directly to the Association. (For further voting limitation, see Section 6.03(b) of the Declaration.)

Class C. Class C members shall be all those Owners of commercial properties encompassed by the Properties as hereinbefore described. Class C members shall be entitled to votes in accordance with the following schedule:

a. For each building devoted to commercial use having 0-10,000 square feet, two (2) votes;

b. For each additional 5,000 square feet of building, or any part thereof, devoted to commercial use, an additional one (1) vote.

Class D. The Class D member(s) shall be the Declarant and shall be entitled to six (6) votes for each lot platted and each living unit represented by recorded plat of a multifamily structure(s), which lots or units are not represented by another class of membership. The extra voting power given to Class D

membership shall cease and its voting power shall be the same as that given Class A or Class B membership, as may be appropriate, on the happening of either of the following events, whichever occurs earlier:

a. When the total votes outstanding in the Class A and B memberships equal the total votes outstanding in the Class D membership, or

b. At the expiration of ten (10) years after the date of the Declaration, provided that if a Section Declaration is filed annexing additional land pursuant to Article III of the Declaration at any time or times prior to expiration of said ten (10) year period (as same may have been extended by the filing of any Section Declaration), such period shall be extended each time until the expiration of three (3) years from the date of filing of the last such Supplemental Section Declaration. After the conversion of the voting rights of the Class D membership to those of the Class A and Class B memberships, no action may be taken by the Association which would serve to impede the installation of Common Area facilities substantially represented in plans of public record particularly as they may have been required and/or approved by public agencies except with the assent of such principal parties including the Declarant, the City Planning Commission of the City of Austin, Texas, and others as may have been partly to a common understanding of Common Area development commitments.

ARTICLE NINE DISSOLUTION

The Association may be dissolved with the affirmative vote of not less than two-thirds (2/3) of each class of members. Upon dissolution of the Association, other than incident to a merger or consolidation, the assets of the Association shall be dedicated to an appropriate public agency to be used for purposes similar to those for which this Association was created. In the event that such dedication is refused acceptance, such assets shall be granted, conveyed and assigned to any non-profit corporation, association, trust, or other organization to be devoted to such similar purposes.

ARTICLE TEN AMENDMENTS

Amendment of these Articles shall require the assent (by vote or written consent) of seventy-five percent (75%) of the entire membership.

C. ARTICLE SEVEN of the Articles of Incorporation is renumbered as FIVE and is hereby amended to read as follows:

ARTICLE FIVE

The initial registered office of the Association is located at 4412 Spicewood Springs Road, Suite 1000, in the City of Austin, Travis County, Texas, and John Noell, whose address is the same, is hereby appointed the initial registered agent of this Association.

D. ARTICLE EIGHT of the Articles of Incorporation is renumbered as ARTICLE SIX and is hereby amended to read as follows:

ARTICLE SIX

The affairs of this Association shall be managed by the Board of three (3) Directors, who need not be members of the Association. The number of Directors may be changed by the Bylaws of the Association. The names and addresses of the persons who are to act in the capacity of Directors until the selection of their successors are:

John Noell	4412 Spicewood Springs Road Suite 1000 Austin, Texas 78731
John A. Bagalini II	4412 Spicewood Springs Road Suite 401 Austin, Texas 78731
Herbert Crook	314 West 11th Street Suite 501 Austin, Texas 78701

E. ARTICLE ELEVEN of the Articles of Incorporation is renumbered as ARTICLE SEVEN.

ARTICLE THREE

Each such amendment made by these Restated Articles of Incorporation has been effected in conformity with the provisions of the Texas Non-Profit Corporation Act and such Restated Articles of Incorporation were duly adopted at a meeting of members held on August 9, 1984, at which a quorum was present, and the Restated Articles of Incorporation as so amended received seventy-five percent (75%) of votes of the entire membership.

ARTICLE FOUR

The Articles of Incorporation and all amendments and supplements thereto are hereby superseded by the following Restated Articles of Incorporation which accurately copy the entire text thereof, amended as above set forth:

RESTATED ARTICLES OF INCORPORATION

OF

HUNTER'S CHASE PROPERTY OWNERS ASSOCIATION, INC.

In compliance with the requirements of the Texas Non-Profit Corporation Act, the undersigned, all of whom are citizens of the State of Texas and all of whom are above the age of twenty-one (21) years, have this day voluntarily associated themselves together for the purpose of forming a non-profit corporation and do hereby certify:

ARTICLE ONE

The name of the corporation is HUNTER'S CHASE PROPERTY OWNERS ASSOCIATION, INC., hereinafter called the "Association".

ARTICLE TWO

The corporation is a non-profit corporation.

ARTICLE THREE

The period of its duration shall be perpetual.

ARTICLE FOUR

The specific purposes for which the Association is formed are to provide for the operation, maintenance, preservation and control of any Common Area which may be owned, acquired or controlled by the Association in the Hunter's Chase Subdivision, as now or hereafter shown upon the plat records of Williamson County, Texas; and to promote the health, safety and welfare of the residents within the above described subdivision.

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The affairs of this Association shall be managed by the Board of three (3) Directors, who need not be members of the Association. The number of Directors may be changed by the Bylaws of the Association. The names and addresses of the persons who are to act in the capacity of Directors until the selection of their successors are:

John Noell	4412 Spicewood Springs Road Suite 1000 Austin, Texas 78731
John A. Bagalini II	4412 Spicewood Springs Road Suite 401 Austin, Texas 78731
Herbert Crook	314 West 11th Street Suite 501 Austin, Texas 78701

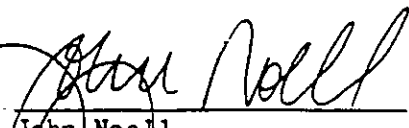
ARTICLE SEVEN


The names and addresses of the incorporators of said corporation are as follows:

John Noell	3563 Far West Blvd., Suite 104 Austin, Texas 78731
Wallace Burkette	3563 Far West Blvd., Suite 104 Austin, Texas 78731
Herbert Crook	314 West 11th Street, Suite 501 Austin, Texas 78701

DATED August 10, 1984

HUNTER'S CHASE
PROPERTY OWNERS ASSOCIATION

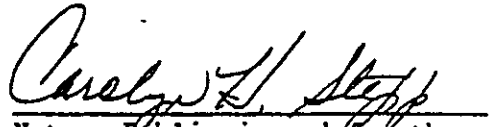
By: 
John Noell
Its President

By: 
Herbert Crook
Its Secretary

STATE OF TEXAS §
 §
COUNTY OF TRAVIS §

Before me, a notary public, on this day personally appeared HERBERT CROOK, known to me to be the person whose name is subscribed to the foregoing document and, being by me first duly sworn, declared that the statements therein contained are true and correct.

Given under my hand and seal of office this 10th day of August, A.D., 1984.


Notary Public in and for the
State of Texas

My Commission Expires:

CAROLYN H. STEPP
NOTARY PUBLIC
STATE OF TEXAS
MY COMMISSION EXPIRES 2-21-88

Notary's Printed Name

**HUNTERS CHASE POA, INC.
RESOLUTION REGARDING
DEED RESTRICTION ENFORCEMENT**

Violation Fine Policy

The Board of Directors of Hunters Chase POA, Inc. has the authority to establish rules and regulations in connection with use, occupancy, and maintenance of properties within Hunters Chase subdivision, and to impose fines or otherwise enforce the provisions of these Declarations. The Board has adopted the following procedures for imposition of fines as one means of securing compliance with the Hunters Chase's governing documents.

The Board may assess a fine against an owner for each violation of the Declaration by an owner or the owner's family, guests, tenants, or agents. Before the Board may levy a fine, it shall give to the owner written notice that:

- (a) describes the violation and states the proposed fine;
- (b) states that not later than the 30th day after the day of the notice, the owner may request a hearing before the Board to contest the fine; and
- (c) allows the owner a reasonable time, by a specified date, to correct the violation and avoid the fine unless paragraph 2 below applies.

Prior to sending the above notice, the Board shall send two warning letters (the advisory letters), no less than 10 days apart, advising of the Violation, and describing the requested corrective action.

The Board may waive sending one or both of the advisory letters for good cause, including the delivery of an advisory letter concerning a similar violation within the preceding 6 months.

The owner will not be given an opportunity to correct the violation and avoid the fine if the owner was given notice and a reasonable opportunity to correct a similar violation within the preceding 6 months.

In order to be effective, an owner's request for hearing under paragraph 1(b) above must be in writing, directed to the Association, and received by the Association by the 35th day after the date of the first notice of violation.

If an owner requests a hearing before the Board, the matter shall be scheduled for the next regular Board meeting. If the owner is unable to attend that Board meeting, the matter shall be scheduled for the succeeding Board meeting. If an owner fails to attend two such meetings, the owner will not be entitled to any further hearings, unless the Board specifically waives this provision.

No Fine shall be assessed against a homeowner prior to January 1, 2012.

The Board authorizes its enforcement agent to also enforce City of Austin code restrictions on its members.

Unless otherwise authorized by the Board, the fine schedule shall be as follows:

- (a) For the third violation: \$25.
- (b) For a fourth violation of the same provision/rule within 6 months of the first violation: \$50.
- (c) All subsequent violations of the same rule within 6 months of the last preceding violation shall incur a fine of \$100.
- (d) If a violation is of an ongoing nature (e.g. construction of improvements not authorized by the Architectural Control Committee), the Board may impose a fine that accrues daily for each day of the violation; the daily fine shall not exceed \$200 per day. The Board may enforce/collect fines through a lawsuit or any other applicable legal procedure.
- (e) After the fourth violation letter is sent, the Board reserves the right to pursue legal and other remedies to cure the violation at the property owner's expense. These fines are guidelines for standard fines only. The Board, in its sole discretion, reserves the right to levy lesser or greater fines, and provide additional warnings or fewer warnings before fines are made.

The board shall continue enforcing deed restrictions on non-member of the Hunters Chase sub-division. No fines will be assessed to those properties; however, the Board is authorized to implement judicial remedies to assist in curing Hunters Chase subdivision non-POA members.

HUNTERS CHASE PROPERTY OWNERS ASSOCIATION POOL RULES

1. **Swim at your own risk. Hunters Chase does not provide lifeguards. Never swim alone.**
2. **Texas State Law requires that children under the age of fourteen (14) must be accompanied by a parent or adult guardian when a lifeguard is not present. All children under the age of fourteen (14) must be attended at all times by parent or guardians.**
3. **Guests must be accompanied by a resident member at all times. Those with guests of a long-term nature should register them with the office in advance.**
4. **No running in pool area and no diving, for any reason.**
5. **No glass items such a tumblers, bottles, glass swim masks, etc. are allowed in the pool area. All trash generated by residents must be placed in trash containers or otherwise properly disposed.**
6. **No smoking or alcohol allowed in the pool area.**
7. **No pets, bicycles, skateboards, rollerblades, scooters or motorized cycles are allowed within the pool area.**
8. **Proper swim attire required. No cutoffs or street clothes allowed.**
9. **No profanity in pool area. Please be considerate and respectful of others.**
10. **Flotation devices, masks, fins and snorkels and water guns will be allowed in the pool as long as they do not create a nuisance or inconvenience to other people in the pool area. When a pool monitor is present, these items are allowed only at the discretion of the monitor.**
11. **Minors who have been injured while there is a monitor on duty will be released to a parent or responsible party only.**
12. **Radios should be kept at a volume low enough so as not to disturb other swimmers or nearby residents.**
13. **When monitor adds chemicals to the pool, all swimmers must leave the water for a specified period of time on instructions from the monitor.**
14. **No person should be allowed entrance to the pool area without an access card. Monitors may not open the gate for anyone, except police, fire and other emergency personnel. Members must have access card to enter. Members are responsible for supervising all persons who accompany them. Based on pool capacity and/or behavior, the pool monitors have the right to remove anyone or any group from the pool area. During peak pool use hours, the pool monitors will give residents preference over guests.**
15. **Parents are responsible for young children who are unable to swim by themselves. Parents need to be in the pool with young children within arms reach, and may be asked to do so at the monitor's discretion. The children's pool (wading pool) is not supervised by lifeguards. Parents must be present and with children in children's pool area.**
16. **A lap lane has been established at the end of the pool, and delineated by a lap rope. When a swimmer enters to swim laps, all other swimmers must leave the lap lane area and no other swimmer may enter the lap lane area. This includes diving across, sitting on the step, or objects thrown into the lane. When present, the monitor will remove violators from the pool for one (1) hour. No hanging onto or sitting on the lap rope.**
17. **The pool monitor has final authority. Determinations of rule violations made by the monitor are considered final. Obey all verbal instructions. Failure to comply will result in loss of pool privileges which will be suspended or terminated at the discretion of the Hunters Chase POA Board of Directors.**

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS 2012071159

Nancy E. Rister

08/31/2012 10:50 AM

MARIA \$56.00

NANCY E. RISTER, COUNTY CLERK
WILLIAMSON COUNTY, TEXAS