

DECLARATION OF COVENANTS,  
CONDITIONS AND RESTRICTIONS  
FOR THE SPRINGS AT STONE OAK  
AND PROVIDING FOR  
THE SPRINGS AT STONE OAK OWNERS ASSOCIATION

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DECLARATION OF COVENANTS,

CONDITIONS AND RESTRICTIONS

FOR THE SPRINGS AT STONE OAK

AND PROVIDING FOR

THE SPRINGS AT STONE OAK OWNERS ASSOCIATION

THE STATE OF TEXAS §

§

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF BEXAR §

THIS DECLARATION OF RESTRICTIVE COVENANTS AND CONDITIONS FOR THE SPRINGS AT STONE OAK, is made on the date hereinafter set forth by LUMBERMEN'S INVESTMENT CORPORATION, a Delaware corporation ("Declarant"), for the purposes herein set forth as follows:

WITNESSETH:

WHEREAS, Declarant is the owner of the below described real property commonly known as THE SPRINGS AT STONE OAK, PLANNED UNIT DEVELOPMENT, San Antonio, Bexar County, Texas (hereinafter called "the Subdivision"), to wit:

Lots 1-88, inclusive Block 1, THE SPRINGS AT STONE OAK PLANNED UNIT DEVELOPMENT, Bexar County, Texas, according to plat thereof recorded in Volume 9538, Page 38, Deed and Plat Records, Bexar County, Texas;

WHEREAS, Declarant has created a residential community with designated "Lots" and "Common Facilities" (as those terms are defined herein) for the benefit of the present and future owners of said Lots with in the Subdivision, and desires to create and carry out a uniform plan for the improvement, development and sale of the Lots;

WHEREAS, Declarant desires to ensure the preservation of the values and amenities in said community and for the maintenance of said Common Facilities, and to this end desires to further subject the above-described real property, together with such additions as may hereafter be made thereto as herein provided, to the covenants, restrictions, easements, charges, and liens hereinafter set forth, each and all of which is and are for the benefit of said property and each of the owners thereof;

WHEREAS, THE SPRINGS AT STONE OAK OWNERS ASSOCIATION, has been or will be incorporated under the laws of the State of Texas as a non-profit

corporation for the purposes of exercising the functions aforesaid as to THE SPRINGS AT STONE OAK and such other real property as may be annexed thereto and become subject to the jurisdiction of said Association, with the power and duty to maintain and administer the Common Facilities of the Subdivision and the power to administer and enforce the covenants and restrictions to collect and disburse the assessments and charges hereinafter created; and

NOW, THEREFORE, Declarant declares that the above-described property constituting THE SPRINGS AT STONE OAK is, and shall be hence forth be, held, transferred, sold, conveyed, occupied, and enjoyed subject to the covenants, restrictions, easements, charges, and liens hereinafter set forth, and shall hereafter be subject to the jurisdiction and assessments of THE SPRINGS AT STONE OAK OWNERS ASSOCIATION, to wit:

## ARTICLE I

### PURPOSE

THE SPRINGS AT STONE OAK is encumbered by these Restrictive Covenants for the following reasons: to seek to achieve the best and highest use and most appropriate development of the property; to protect lot owners against improper use of surrounding lots; to preserve so far as practical the natural beauty of the property; to guard against the erection of poorly designed or proportioned structures of improper or unsuitable materials; to encourage and secure the erection of attractive improvements on each lot with appropriate locations; and to secure and maintain proper setbacks from streets and adequate free space.

## ARTICLE II

### DEFINITIONS

The following words when used in this Declaration or any Supplemental Declaration (unless the context shall prohibit) shall the following meanings.

(a) "Association" shall mean and refer to THE SPRINGS AT STONE OAK OWNERS ASSOCIATION, a Texas non-profit corporation, its successors and assigns as provided for herein.

(b) "Properties" shall mean and refer to the above described properties known as THE SPRINGS AT STONE OAK, and additions thereto, as are subject to this Declaration or any Amended or Supplemental Declaration.

(c) "Lot" shall mean and refer to any of the plots of land numbered Lots 1-88, inclusive, Block 1, as shown on the Subdivision Plat.

(d) "Subdivision Plat" shall mean and refer to the map or plat of THE SPRINGS AT STONE OAK filed for record in Volume 9538, Page 38 of the Deed and Plat Records

of Bexar County, Texas, and any amendment thereof upon filing of same for record in the Deed and Plat Records of Bexar County, Texas.

(e) "Living Unit" shall mean and refer to a single family residence and its attached or detached garage situated on a Lot.

(f) "Single Family" shall mean and refer to a group related by blood, adoption, or marriage or a number of unrelated house mates equal to the number of bedrooms in a living unit.

(g) "Owner" shall mean and refer to the record owner, whether one or more persons or entities, of the fee simple title to any Lot or portion of a Lot, within the Properties, including contract sellers but excluding those having interest merely as security for the performance of an obligation.

(h) "Declarant" shall mean and refer to LUMBERMEN'S INVESTMENT CORPORATION, its successors or assigns who are designated as such in writing by Declarant, and who consent in writing to assume the duties and obligations of the Declarant with respect to the Lots acquired by such successor or assign.

(i) "Architectural Review Committee" or "ARC" shall mean and refer to the committee created hereinafter, subject to the provisions herein, by Declarant.

(j) "Common Area" and "Common Facilities" shall mean and refer to all property leased, owner, or maintained by the Association for the use and benefit of the Members of the Association. Common Facilities shall include all entry monuments and signage, the perimeter wall along Stone Oak Parkway, fences along the east and west boundaries of the Properties, the fence around the Recreation Area, drainage facilities and detention ponds within land owned by the Association, esplanade and right-of-way landscaping, and such other areas lying with indicated public easements or rights-of-way as deemed appropriate by the Board of Directors of the Association for the preservation, protection and enhancement of the property values and the general health, safety or welfare of the Owners. The initial Common Area shall include the Subdivision private streets (Lot 1) and Lot 87, Block 1, labeled "Recreation Area" on the Subdivision Plat. Declarant reserves the right to convey to the Association drainage areas bordering the Subdivision as part of the Common Area.

(k) "Member" shall mean and refer to all those owners who are members of the Association as provided within.

(l) "Board of Directors" and "Board" shall mean and refer to the Board of Directors of The Springs at Stone Oak Owners Association, the election and procedures of which shall be as set forth in the Articles of Incorporation and By-Laws of the Association.

(m) "Declaration" shall mean and refer to this Declaration of Covenants, Conditions and Restrictions for THE SPRINGS AT STONE OAK and any amendments, annexations and supplements hereto made in accordance with the terms hereof.

### ARTICLE III

#### USE

All Lots in the Subdivision shall be used for single family residential purposes only.

No owner shall occupy or use his Lot or any improvements constructed thereon, or permit the same or any part thereof to be occupied or used for any purpose other than as a private residence for the owner, his family, guests and tenants. Permanent living quarters for domestic servants and allowing domestic servants to be domiciled with an owner or resident shall be permitted.

During the construction and sales period of the initial Living Units, the builder may erect and maintain such structures as are customary in connection with such construction and sale of such property, including, but not limited to, a business office, storage areas, sign, model units, sales office, and construction trailer, but the size, location, and design of any storage sheds, signs, sales office and construction trailer shall be subject to ARC approval.

No building material of any kind shall be placed or stored upon any Lot until the Owner thereof is ready to commence improvements, and then the material shall be placed within the property lines of the Lot upon which the improvements are erected and shall not be placed on the street or between the curb and property line.

All temporary construction and sales structures shall be aesthetically compatible with the Subdivision development, as solely determined by the ARC.

### ARTICLE IV

#### ARCHITECTURAL REVIEW COMMITTEE

There is hereby created an Architectural Review Committee, initially composed of Robert A. Reeh, James M. Lassiter, and Robert M. Mann, to serve until their successors are named. A majority of the ARC may act for the ARC and no notice of any of its meetings shall be required. Subject to the terms hereinafter set forth, Declarant shall have the right to remove or add members to the ARC and fill vacancies in the ARC membership and Declarant may assign such rights to the Association. The sale of the last Lot owned by Declarant within the Properties shall be deemed to be an assignment to the Association of Declarant's powers with respect to ARC membership. ARC members shall not be entitled to compensation for their services rendered in such capacity.

No building, fence, wall, outbuilding or other structure or improvement shall be erected, altered, added onto, placed or repaired on any Lot in the Subdivision until the complete plans including site plans, grading plans, floor plans depicting room size and layouts, exterior elevations, landscape plans, and any other plans or information deemed necessary by the ARC for the performance of its function ("Required Plans"), are submitted and approved in writing by the Architectural Review Committee as to the conformity and harmony of exterior design with existing structures in the Subdivision, the location with respect to topography, existing trees, and finished elevation, and apparent conformity with the requirements of this Declaration. In addition, the Owner shall submit the identity of the individual or company intended to perform the work and projected commencement and completion dates. The Architectural Review Committee shall have the power to employ professional consultants to assist it in discharging its duties and may create and impose reasonable fees for processing of applications.

Within thirty (30) days after the Owner has submitted to the ARC the Required Plans and written notice that the Owner desires to obtain ARC approval, the ARC shall notify Owner in writing whether the Required Plans are approved or disapproved. If plans and specifications are not sufficiently complete or are otherwise inadequate, the ARC may reject them as being inadequate or may approve or disapprove them in part, conditionally or unconditionally, and reject the balance. In the event the plans submitted by the Owner have not been approved or disapproved within thirty (3) days after being submitted, the plans so submitted will be deemed to have been approved but a deemed approval shall not permit a violation of any of the terms of this Declaration nor extend to any deviation from or alteration to the plans actually submitted nor to any matter requiring a written variance.

The ARC shall have the express authority to perform fact finding functions hereunder and shall have the power to construe and interpret any covenant herein that may be vague, indefinite, uncertain or capable of more than one interpretation. The goal of the ARC is to encourage the construction of dwellings of good architectural design, quality and proper size compatible with Declarant's conceptual plan for the Subdivision. Dwellings should be planned and designed with particular attention to the design and aesthetic appearance of the exterior and the use of such materials, which, in the sole judgment of the ARC, create an attractive and harmonious blend with existing and proposed dwellings in the immediate area and the natural surroundings. The ARC may disapprove the construction or design of a home on purely aesthetic grounds where, in its sole judgment, such disapproval is required to protect the continuity of design or values of the neighborhood and of other homeowners or to preserve the serenity and natural beauty of any surroundings. Members of said ARC and their representatives shall not be liable to any person subject to or possessing or claiming the benefits of these restrictive covenants for any damage or injury to property or for damaged or loss arising out of their acts hereunder. The ARC's evaluation of Required Plans is solely to determine compliance with the terms of this Declaration and the aesthetics or the proposed improvements and the ARC disclaims any responsibility to determine compliance with any applicable building code or other standard for construction.

The Architectural Review Committee shall have the right, but not the obligation, to grant variances and waivers relative to deviations and infractions of the Declaration or to correct or avoid hardships to Owners. Upon submission of a written request for same, the ARC may, from time to time, in its sole discretion, permit an owner to construct, erect or install a dwelling which is in variance from the covenants, restrictions or architectural standards which are provided in this Declaration. In any case, however, the swelling with such variances must, in the ARC's sole discretion, blend effectively with the general architectural style and design of the neighborhood and must not detrimentally affect the integrity of the Subdivision or be incompatible with the natural surroundings. All requests for variances shall be in writing, shall be specifically indicated to be a request for variance, and shall indicate with specificity the particular standard sought to be varied and the nature of the variance requested. All requests for variances shall be deemed to be disapproved if the ARC has not expressly and in writing approved such request within thirty (30) days of the submission of such request. No member of the ARC shall be liable to any owner for any claims, causes of action or damages arising out of the grant of any variance to an owner. No individual member of the ARC shall have any personal liability to any Owner or any other person for the acts or omissions of the ARC if such acts or omissions were committed in good faith and without malice. Each request for a variance submitted hereunder shall be reviewed independently of similar or other requests for variance and the grant of a variance to any one Owner shall not constitute a waiver of the ARC's right to deny a variance to another Owner. The decisions of the Architectural Review Committee with respect to variances shall be final and binding upon the applicant.

All decisions of the ARC shall be final and binding and shall not be subject to revision except by procedure for injunctive relief when such action is patently arbitrary and capricious. In the event of construction of improvements or threatened construction of improvements in violation of this Declaration, any Owner, The Association, Declarant or the ARC may seek to enjoin such construction or seek other relief against the Owner or builder responsible therefore provided that each such offending party shall first be given written notice of the perceived violation and the opportunity to remedy the violation prior to the filing of suit. Neither Declarant, the Architectural Review Committee, nor any member of such ARC shall be liable in damages, or otherwise, to anyone submitting plans and specifications for approval or to any Owner who believes himself adversely affected by this Declaration by reason of mistake of judgment, negligence or non feasance in connection with the approval or disapproval of plans or requests for variance.

The Architectural Review Committee shall be duly constituted and shall continue to function for the entire duration of this Declaration, including any extensions thereof. At such time as Declarant no longer owns any Lots subject to the jurisdiction and assessment of the Association, the Board of Directors shall have the right and obligation to appoint the members of the ARC.

## ARTICLE V

### RESTRICTIONS ON LOTS

All Lots in the Subdivision except the Recreation Area and private street lots, shall be used only for residential purposes. No residential building shall remain incomplete for more than six (6) months after construction has commenced. Temporary use may be made of a house for a builder's sales office, which shall be permitted until such house is occupied as a residence, provided such use is approved in writing by Declarant. There may be no more than three (3) contiguous two-story houses on the same side of the street, except on Lots 43-49, inclusive, Block 1, and Lots 85-89, inclusive, Block 1, there may be no more than two (2) contiguous two-story houses.

Except as otherwise provided in this Article V, the term "residential purposes" as used herein shall be held and construed to exclude any commercial use, industrial, use, apartment houses, hospital, clinic and/or business use, and such excluded uses are hereby expressly prohibited. Home office use other than clinics will be permitted providing that the use conforms to zoning regulations, is not detectable by sight, sound or smell, does not include any on-site employees other than persons residing in the house, and does not materially increase or in any way obstruct vehicular or pedestrian traffic.

## ARTICLE VI

### OUTBUILDING REQUIREMENTS

Every outbuilding, inclusive of such structures as a detached garage, storage building, gazebo, spa, greenhouse or children's' playhouse, shall be compatible with the dwelling to which it is appurtenant in terms of its design and material composition. All such outbuildings shall be subject to approval of the ARC. In no instance shall an outbuilding, other than a detached garage, exceed one (1) story in height nor exceed one hundred twenty (120) square feet of floor area.

## ARTICLE VII

### BUILDING MATERIALS

The exterior walls of the first floor of all residential buildings shall be 100% masonry or masonry veneer. The rear elevations of both one story and two story residential buildings on Lots 43-49, inclusive, Block 1, and Lots 85-88, inclusive, Block 1, shall be 100% masonry so as to maximize the appearance of homes visible along Stone Oak Parkway.

On all other Lots, the front and front most ten feet (10') of the sides of all residential buildings more than one story in height shall be all masonry or masonry veneer. In addition, the entire exposed side of any residential building situated on a

corner Lot will be all masonry or masonry veneer. In computing the required masonry percentage, window and door openings surrounded by masonry shall be counted as masonry and windows and door openings not surrounded by masonry shall not be counted as masonry. Notwithstanding the foregoing, the ARC is empowered to waive this restriction if, in its sole discretion, such waiver is advisable in order to accommodate a unique or advanced building concept, design or material, and the resulting structure will not detract from the general appearance of the neighborhood. Wall materials used on all Lots shall be restricted to those types and colors approved by the ARC.

Masonry or masonry veneer includes stucco, ceramic tile, clay, brick, rock and all other material commonly referred to in Bexar County, Texas as masonry but shall exclude any product, regardless of composition, which is manufactured to have a wood or non-masonry appearance.

Absent the express written consent of the ARC, all siding shall be horizontal, lapped, and shall be wood, "Hardy Board," or other material approved in writing by the ARC. Aluminum siding shall not be allowed.

Roofing shall be either slate, tile, factory fire treated wood, metal, or architectural series quality dimensional composition shingles having a nominal 25-year warranty or more, as any such materials may be approved by the ARC.

All fireplace flues and smoke stacks shall be enclosed and concealed from public view in finished, hooded, chimneys constructed of the same masonry as the exterior walls of the dwelling or of horizontal, lapped, "Hardy Board" or other material approved in writing by the ARC. The dwellings on Lots 43-49, inclusive, Block 1, and Lots 85-89, inclusive, Block 1, must have masonry chimneys.

## ARTICLE VIII

### FENCES

No fence or wall shall be built or maintained forward of the front wall line, nor any hedge planted or maintained forward of the front setback line of the main structure, not including decorative walls or fences which are part of the architectural design of the main structure, and which are not to be built or maintained nearer than the building setback line of any Lot unless otherwise approved in writing by the ARC. With the sole exception of the perimeter wall described in Article XXIII, below, along Stone Oak Parkway (near Lot lines of Lots 43-50 and Lots 83-88), all fences or walls located on a Lot will be maintained at the expense of the Owner of such Lot. Unless otherwise approved by the ARC, all fences except those installed by Declarant shall be solid one inch by six inch (1" X 6") vertical picket wooden fences not exceed six feet (6') in height. In order to present the best appearance to public view, the "rail" side of all fences shall be exposed to the interior of the Lot.

The ARC is empowered to waive the aforesaid composition requirements for fences and the aforesaid height or setback limitation in connection with retaining walls and decorative walls if, in its sole discretion, such waiver is advisable in order to accommodate a unique, attractive or advanced building concept, design or material, and the resulting fence, decorative wall and/or retaining wall (whichever is applicable) will not detract from the general appearance of the neighborhood.

No fence, wall or hedge or shrub planting which obstructs sight lines shall be placed or permitted to remain on any corner Lot with in the triangular area as formed by the extension of property lines and a line connecting them at points twenty-five feet (25') from the intersection of the curb lines into the street, or in the case of a rounded property corner, from the intersection of the street line extended. No structures or landscape material over three and one-half feet (3-1/2') tall shall be allowed in this inscribed triangle. No tree shall be permitted to remain within such distances of such intersections unless the foliage line is maintained at sufficient height to prevent obstruction of such sight lines.

**(NOTE: As a result of the April 2002 Quarterly Board and Financial Overview Meeting of the Springs At Stone Oak, the Springs Board of Directors approved an amendment to the "Declarations" that increased the specificity of the color requirements for those Springs residents who decide to stain their fences; the standard was updated in November 2006:**

*"All fences will be stained with only one color stain for continuity. The color selected by the Board will match the perimeter fence and the Park equipment/fence. That color is: Chestnut Brown (Cabot Code CS607) Cabot Premium Wood Care Semi-transparent Stain. Oil-based or acrylic-based versions of the stain are permissible. For the location of the nearest store selling Cabot stains, see their website at <http://www.cabotstain.com>. All changes of color of stain for fences will be approved in advance by the ARC unless an identical stain is used."*)

## ARTICLE IX

### DRIVEWAYS AND SIDEWALKS

All sidewalks placed within the street right of way shall conform to City of San Antonio and Stone Oak Project Committee specifications and ordinances with regard to materials, location, width, and finish. All driveways and sidewalks must be constructed of concrete, stamped concrete, or brick pavers. Asphalt and gravel driveways and sidewalks are specifically prohibited. Location of driveways and sidewalks must be shown on the site plan submitted to the ARC for approval and any variations as to location, design, or surface must be approved in writing by the ARC.

## ARTICLE X

### TEMPORARY STRUCTURES

No structure of a temporary character (sales structure, trailer, tent, shack, garage, barn or other outbuildings) shall be used on any Lot at any time for storage or as a residence, either temporarily or permanently. No trailer, camper, motor home, recreational vehicle, or any similar vehicles shall at any time be parked in view of any other Lot or dwelling unit or connected to utilities situated within a Lot. **This restriction on parking is not intended to prohibit temporary parking that is reasonably necessary for loading or unloading personal items. However, under no circumstances may such vehicles be “temporarily” parked in view of any other Lot or dwelling unit (a) more frequently than four (4) times during any calendar month and (b) for more than 24 consecutive hours on any one (1) occurrence.** No prefabricated dwelling or building previously constructed elsewhere may be placed or maintained on any Lot. No modular or mobile home, whether or not the wheels have been removed, may be placed or maintained on any Lot. No structures of a temporary character may be placed within the Properties unless and until approved by the Architectural Review Committee. **(Bold items reflect the “First Amendment to Declaration of Covenants, Conditions and Restrictions for The Springs at Stone Oak.” The amendment clarifies that the original “Declarations” did not intend to prohibit temporary parking for the purpose of loading and unloading, while adding specific time and frequency limits on those loading and unloading events. This amendment was executed to be effective December 21, 1998.)**

## ARTICLE XI

### SIGNS

No signs, banners, or pennants of any kind shall be displayed to the public view on any single-family residential Lot except one (1) professional sign of not more than six (6) square feet advertising the property for sale or rent. Signs used by the Declarant or original home builder(s) to advertise the property during the construction and sales period shall be permitted, if approved as to design and location by the ARC. Signs advertising subcontractors or suppliers are specifically prohibited. The sign may state only the name and phone number of the seller and/or their agent. Signs indicating that property is distressed or referencing foreclosure or bankruptcy are specifically prohibited. Political signs may be erected upon a Lot by the Owner of such Lot advocating the election of one or more political candidates or the sponsorship of a political party, issue or proposal provided that such signs shall not be erected more than 30 days in advance of the election to which they pertain and are removed within 5 days after the election. To the fullest extent allowed by law, the ARC shall have control over all verbiage on all signs. Except

for signs advertising a Lot for sale and adhering to the standards of this Article, all signs within the Properties shall be subject to the prior written approval of the ARC.

## ARTICLE XII

### MAINTENANCE

All yards and lawns shall be kept neat and well maintained and all grass, weeds, and vegetation on each Lot shall be kept mowed at regular intervals. Trees, shrubs, vines and plants which die shall be promptly removed from each Lot and replacements of equal quality or value promptly installed. Lawns must be properly maintained (not to exceed six inches (6") in height) and fences must be repaired and maintained and no objectionable or unsightly usage of Lots will be permitted. Building materials shall not be stored on any Lot, and any excess materials not needed for construction and any building refuse shall promptly be removed from each Lot.

Unit a home or residence is built on a Lot, Declarant may, at its option, have the grass, weeds and vegetation cut when and as often as the same is necessary in its judgment, and have dead trees, shrubs and plants removed therefrom. Declarant may also, at its option, remove any excess building materials or building refuse situated on a Lot in violation of this covenant. The Owner of any Lot shall be obligated to reimburse Declarant for the cost of such maintenance or removal upon demand.

## ARTICLE XIII

### LANDSCAPING

In connection with the initial construction of a residence, each Owner will furnish the ARC a detailed landscaping plan prepared by a professional landscape firm/designer. The elements proposed in the plan must be of a scope and quality consistent with the neighborhood. Any proposed departures from typical landscape schemes (i.e., xeriscapes, rock ground cover, etc.) must be approved by the ARC prior to design and installation. The ARC shall be the sole judge as to the adequacy and appropriateness of the landscape plan.

Installation of sod on lawn areas must be accomplished with completion of the house unless prohibited by watering restrictions or unfavorable planting conditions, in which case installation must take place immediately upon relief from those restrictions/conditions. Other elements of the landscape plan must be installed within sixty (60) days of completion of the house except as altered by the restrictions/conditions mentioned above.

Grass and other vegetation on each Lot shall be kept mowed and trimmed at regular intervals to present a neat and well maintained appearance. Trees, shrubs, vines and plants shall be properly maintained and any which die, and weeds or other unsightly vegetation or conditions, shall be promptly removed from each Lot.

#### ARTICLE XIV

##### VEHICLES

No trailer, motor home, tent, boat, recreational vehicle, travel trailer, any truck larger than a three-quarter (3/4) ton pick-up, or wrecked, junked or wholly inoperable vehicle of any size or type shall be kept, parked, stored or maintained on the street or on any portion of the front yard area of a Lot nor shall the same be kept, parked, stored or maintained on other portions of the Lot, unless in an enclosed structure or in a screened area which prevents the view thereof from any Lots, dwellings, or streets. No dismantling or assembling of an auto, trailer, any truck or any other machinery or equipment shall be permitted in any driveway or yard adjacent to a street. The ARC, as designated in this Declaration, shall have the absolute authority to determine from time to time whether a vehicle and/or accessory is operable and adequately screened from public view. Upon an adverse determination by said ARC, the vehicle and/or accessory shall be removed and/or otherwise brought into compliance with this paragraph.

All matter set forth in this Article requiring approval shall require the express, advance, written approval of the ARC.

#### ARTICLE XV

##### NUISANCES

No noxious or offensive activity shall be carried on upon any Lot, nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood.

No Owner or occupant shall perform any work that will impair the structural soundness or integrity of another Living Unit or impair any easement or hereditament, nor do any act nor allow any condition to exist which will adversely affect the other Living Units or their Owners or residents.

No exterior lighting of any sort shall be installed or maintained on a Lot where the light source is offensive or a nuisance to neighboring property (reasonable security or landscape, or tennis court lighting is permitted with the approval of the ARC).

No exterior speakers, horns, whistles, bells or other sound devices (except security devices such as entry door and patio intercoms used exclusively to protect the Lot and improvements situated thereon) shall be placed or used upon any Lot.

All matters set forth in this Article requiring approval shall be deemed to be the express written approval, in advance, of the ARC.

## ARTICLE XVI

### GARBAGE AND REFUSE DISPOSAL

No Lot shall be used or maintained as a dumping ground for rubbish. Trash, garbage and other waste shall be kept in sanitary containers, whether arranged for alley pickup or street pickup. No trash, ashes or other refuse may be thrown or dumped on any vacant Lot, park, street, Right of Way, or drainage area in the Properties. No cans, bags, containers or receptacles for storing or disposal of trash, garbage, refuse, rubble, or debris shall be stored, kept, placed or maintained on any Lot where visible from any street except solely on a day designated for removal of garbage and rubbish and on which days only such cans, bags, containers, and receptacles may be placed in front of a residence and beside a street for removal but shall be removed from view before the following day.

## ARTICLE XVII

### PETS

No animals, livestock, poultry, exotic or dangerous pets of any type (i.e. pit bulls, boa constrictors, ferrets, etc.) that may pose a safety or health threat to the community shall be raised, bred or kept on any Lot except for cats, dogs, or other generally recognized household pets of a reasonable number provided that they are not kept, or maintained for any commercial purposes and provided further that no more than a total of three (3) adult animals may be kept on a single Lot. Adult animals for the purpose of these covenants shall mean and refer to animals one (1) year or older.

All such animals shall be kept in strict accordance with all local laws and ordinances (including leash laws), and in accordance with all rules established by The Springs at Stone Oak Owners Association. It shall be the responsibility of the owners of such household pets to prevent the animals from running loose or becoming a nuisance to the other residents.

## ARTICLE XVIII

### OIL AND MINING OPERATIONS

No oil drilling, oil development operations, oil refining, quarrying or mining operations of any kind shall be permitted upon or in any Lot, no shall oil wells, tanks, tunnels, mineral excavations, or shafts be permitted upon any Lot. No derrick or other

structure designed for use in boring for oil or natural gas shall be erected, maintained or permitted upon any Lot. No tank for the storage of oil or other fluids may be maintained on any Lots above the surface of the ground.

## ARTICLE XIX

### WATER AND SEWAGE SYSTEMS

No individual water supply system shall be permitted on any Lot, including, but not limited to water wells.

## ARTICLE XX

### DISHES, ANTENNA, AND SOLAR COLLECTORS

No microwave or satellite dishes, aerial wires, antennas or receivers of any kind shall be permitted on a Lot unless fully enclosed or screened from public view. Small (18 inch diameter or less) television satellite dishes may be erected at the rear of a dwelling provided they are not visible from any street or right of way. Any solar apparatus must be installed so as not to be visible from any street or right of way and must be approved, in writing, by the ARC prior to erection.

**(Note: The Springs CCR on satellite TV antenna placement has been amended by the over-riding, revised guidance from the Stone Oak Property Owners' Association specific to the installation of small satellite TV antenna. This amended guidance, coupled with our existing CCR article on antenna placement, eliminates the need to request and receive from the ARC approval prior to the dish's installation.**

**The Stone Oak antenna policy interprets the FCC ruling stating that a resident cannot be restricted from receiving a signal by telling them that they cannot place their antenna in the appropriate location just because it violates the local CCRs. However, residents of The Springs are strongly encouraged to accommodate as closely as possible our CCRs when placing the satellite dish, using this Springs CCR Article XX and the dish location that provides adequate signal reception as the determining location factors.)**

## ARTICLE XXI

### CLOTHES HANGING DEVICES

Clothes hanging devices exterior to a dwelling shall not be permitted.

## ARTICLE XXII

### UTILITY EASEMENTS AND ACCESS

Easements for installation and maintenance of utilities and drainage facilities are reserved as shown on the recorded plat. Within these easements, if any, no structure, planting or other material shall be placed or permitted to remain which may damage or interfere with the installation and maintenance of utilities or in the case of drainage easements, which may change or impede the direction of flow of water through drainage channels in such easements. The easement are of each Lot, if any, and all improvements in such area shall be maintained continuously by the Owner of the Lot, except for those improvements for which a public authority or utility company is responsible. Neither Declarant nor any utility company using the easements herein or referred to shall be liable for any damage done by them or their assigns, agents, employees or servants to shrubbery, streets or flowers or other property of the Owners situated on the land covered by said easements.

## ARTICLE XXIII

### FENCE SIGNAGE, LANDSCAPING, AND ACCESS EASEMENTS

Declarant hereby reserves unto itself and its assigns in writing, easements across some of the Lots, as follows:

Easement 1: A ten-foot (10') wide fence, signage, and landscaping easement along the rear of Lots 43-50, inclusive, and Lots 83-88, inclusive; and

Easement 2: A ten-foot (10') wide fence easement along the rear of Lots 50-66, inclusive, and Lots 68-84, inclusive.

The Association and Declarant shall have the right to clean, repair, maintain, and reconstruct the existing, masonry perimeter fence within Easement 1, and the required wood and masonry fence within Easement 2, and such features, signage, plants, vegetation, and landscaping as Declarant may determine to install between project masonry fence with Easement and the adjacent right-of-way of Stone Oak Parkway. Declarant and its assigns shall have a general right of access upon such Lots for the purpose of cleaning, repairing, maintaining, or replacing any fence or sign constructed within an easement and for the purpose of maintaining and replacing any landscaping or vegetation lying between the Easement 1 fence and the adjacent right-of-way.

The masonry project fence constructed within Easement 1 shall at all times be maintained by the Association in its original condition, with materials matching its original construction, and the Association shall ensure that the exterior thereof is kept clean and free of all defacing, blemishes, mars, and markings thereon. The Association shall also maintain all landscaping within the area between such fence and Stone Oak Parkway. In the event the Association shall ever fail to promptly make any needed

repair, maintenance or cleaning of the fence, or shall fail to properly and neatly maintain the vegetation and landscaping between the fence and right-of-way, Declarant, its successors and assigns, shall have the right of entry onto said Lots and right to perform such function at the expense of the Association.

Each Lot Owner subject to Easement 2 shall be responsible for the maintenance of that portion of the fence constructed within such easement as is located within the Owner's Lot, including the following obligations: said fence shall at all times be maintained in its original condition, with materials matching its original construction, the exterior thereof shall be kept clean and free of all defacing, blemishes, mars, and markings thereon, and all damaged pickets and rails, shall be promptly replaced and all damaged masonry columns shall be promptly repaired.

In the event that any Owner fails to maintain the fence within Easement as required herein or in the event of emergency, Declarant and/or the Association shall have the right, but not the obligation, to enter upon the Lot to make emergency repairs and to do other work reasonably necessary. Entry upon the Lot as provided herein shall not be deemed a trespass, and there shall be no liability for any damage so created unless such damage is caused by willful misconduct or gross negligence. The Owner shall be obligated to repay the Declarant or the Association the cost of the work done upon demand. The obligation to repay such cost shall be secured by the lien provided for in Article XXXV hereof.

## ARTICLE XXIV

### DRAINAGE EASEMENTS

The Subdivision Plat establishes drainage easements over some of the Lots. The Owner of each Lot subject to a drainage easement shall be responsible, at his or her own expense, for maintaining such drainage easement and ensuring the free flow of water therein.

No Owner of any Lot in the Subdivision may perform or cause to be performed any act which would alter or change the course of such drainage easements in a manner that would divert, increase, accelerate or impede the natural flow of water over and across such easements. More specifically and without limitation, no Owner or resident of a Living Unit may:

(1) alter, change or modify the existing natural vegetation of the drainage easements in a manner that changes the character of the original environment of such easements;

(2) alter, change or modify the existing configuration of the drainage easements, or fill, excavate or terrace such easements, or remove trees or other vegetation therefrom without the prior written approval of the ARC and the City of San Antonio's City Engineer;

(3) construct, erect or install a fence or other structure of any type or nature within or upon such drainage easements;

(4) permit storage, either temporary or permanent, of any type upon or within such drainage easements; or

(5) place, store or permit to accumulate trash, garbage, leaves, limbs or other debris within or upon the drainage easements, either on a temporary or permanent basis.

By acceptance of a deed to any Lot, each Owner covenants and agrees to comply the forgoing and ensure such Lot is graded and maintained in accordance with any grading plan for such Lot and the Subdivision.

The failure of any Owner to comply with the provisions of this Article shall in no event be deemed or construed to impose liability of any nature on the ARC and/or Declarant, and the ARC and/or Declarant shall not be charged with any affirmative duty to police, control or enforce such provisions. the drainage easements provided for in this Article shall in no way affect any other recorded easement in the Subdivision.

## ARTICLE XXV

### GARAGES

A garage able to accommodate at least two (2) full-sized automobiles must be constructed and maintained as a garage, for each Living unit. No garage shall be permanently enclosed for conversion to any other use unless a substitute garage for two cars is built and maintained as a garage. Each driveway must accommodate two vehicles in front of the garage for off-street parking requirements. Rear detached garages shall be permitted provided they are constructed in compliance with the requirements of these covenants. Open car ports are not permitted, unless special design circumstances warrant their use, in which case permission must be obtained in writing from the ARC.

## ARTICLE XXVI

### MAXIMUM HEIGHT

No building or structure erected, altered or placed on, within or in the Properties shall exceed thirty-five feet (35') in height (measured from the top of the foundation to the topmost part of the roof) nor be more than two and one-half (2 ½) stories in height, provided however, that all applicable ordinances, regulations, and statutes with respect to the maximum height of buildings and structures shall, at all times, be complied with.

## ARTICLE XXVII

### MINIMUM AREA

The main residence building of each residence constructed on a Lot shall contain the minimum, contiguous square feet of living space set forth below, such square feet being exclusive of open or screened porches, terraces, patios, driveways, carports, garages and living quarters for domestic servant separated or detached from the primary living area; to wit:

- A. Single Story - Seventeen Hundred (1700) square feet
- B. Two Story - Twenty-One Hundred Fifty (2150) square feet.

## ARTICLE XXVIII

### BUILDING SETBACKS

No building shall be located on any Lot nearer than twenty-five (25) feet from the front Lot line or nearer than ten (10) feet to any side street line, except that no "side-entry" garage shall be located nearer than twenty (20) feet to any side street line. No building, except for a detached garage or other outbuilding permitted by these covenants, shall be located nearer than five (5) feet to any interior side Lot line. No dwelling shall be located on any Lot nearer than twenty (20) feet to the rear Lot line, except dwelling on Lots fronting on cul-de-sac streets, eyebrow, elbows, or other unusually shaped Lots which may be fifteen (15) feet from the rear Lot line when a mean horizontal distance of twenty (20) feet or more is maintained from the rear line. A detached garage or outbuilding permitted by these covenants may be erected no nearer than three (3) feet to any interior Lot line or rear Lot lines, provided that such building will not encroach upon any easement. For the purpose of this Article, eaves, steps, and open porches shall not be considered as part of a building, provided, however, that this shall not be construed to permit any portion of a building on a Lot to encroach upon another Lot.

The ARC is hereby given authority to waive or vary given setback requirements where, in the opinion of the ARC, the proposed location of the building will not detract from the appearance and value of the subject property or the adjoining properties. However, in no case will a waiver or variance be granted that would allow a structure to be constructed nearer than twenty (20) feet to a front Lot line.

## ARTICLE XXIX

### LOT CONSOLIDATION

Any owner owning two (2) or more adjoining Lots or portions of two or more such Lots may, with the prior approval of the ARC, consolidate such Lots or portions thereof into a single building site for the purpose of constructing one (1) residence and such other improvement as are permitted herein, provided, however, that no such

building site shall contain less than seven thousand two hundred (7200) square feet of land and that the Lot resulting from such consolidation shall bear, and the Owner thereof shall be responsible for, all assessments theretofore applicable to the Lots which are consolidated and each such building site shall meet all lawful requirements of any applicable statute, ordinance or regulation.

### ARTICLE XXX

#### ENFORCEMENT

If the Owner of any Lot, or its heirs, executors, administrators, successors, assigns or tenants, shall violate or attempt to violate any of the restrictions and covenants set forth in this Declaration, it shall be lawful for the Association, Declarant, or any Owner subject to this Declaration, to prosecute any proceedings against the person or persons violating or attempting to violate any such restrictions and covenants. The failure of any Owner or tenant to comply with any restriction or covenant will result in irreparable damage to Declarant and other Owners of Lots in the Subdivision; thus the breach of any provision of this Declaration may not only give rise to an action for damages at law, but also may be enjoined or may be subject to an action for specific performance in equity in any court of competent jurisdiction. In the event an action is instituted to enforce the terms hereof or prohibit violations hereof, and the party bringing such action prevails, then in addition to any other remedy herein provided or provided by law, such party shall be entitled to recover court costs and reasonable attorney's fees. The Architectural Review Committee, Association, and/or Declarant shall not be charged with any affirmative duty to police, control or enforce the terms of this Declaration and these duties shall be born by and be the responsibility of Lot Owners.

### ARTICLE XXXI

#### SECURITY AND ENTRY GATE

Streets within the Subdivision shall be private and shall be owned and maintained by the Association. Access to the Subdivision will be via a controlled entry gate. Except as herein provided, the Association may make rules governing access to the Subdivision and the use (including parking) of Subdivision streets, but no such rule shall deny any Owner access to his Lot.

Absent Declarant's written consent to the contrary, the Subdivision entry gate, when constructed, shall be kept open to the public during daylight hours (or from 6:30 a.m. to 7:00 p.m., whichever is longer) until three months following the conveyance of the last Lot owned by Declarant within the Subdivision and future phases of development annexed to the jurisdiction of the Association. This right of entry is to ensure access to Lots by prospective new home purchasers and builders to complete construction of homes.

Security may be provided by the Association, from time to time; however, the Association is not now a provider of security, and the Owners must provide their own security for their home and property.

## ARTICLE XXXII

### ATHLETIC FACILITIES

Tennis-court lighting and fencing shall be allowed only with the written approval of the ARC. Basketball goals, or backboards, or any other similar sporting equipment of either a permanent or temporary nature shall not be placed within twenty-five feet (25') from the front property line of any Lot or the side Lot lines of corner Lots in the Subdivision without the prior written consent of the ARC.

## ARTICLE XXXIII

### MEMBERSHIP IN THE ASSOCIATION

Every person or entity who is a record Owner of a free or undivided interest in any Lot which is subject to the jurisdiction of and to assessment by the Association shall be a member of the Association, provided, however, that any person or entity holding an interest in any such Lot or Lots merely as security for the performance of an obligation, shall not be a member.

## ARTICLE XXXIV

### VOTING RIGHTS

The Association shall have two classes of voting membership.

Class A. Class A Members shall be all those owners as defined in Article XXXIII above with the exception of Declarant. Class A members shall be entitled to one vote for each Lot in which they hold the interest required for membership by Article XXIII. When more than one person holds such interest or interests in any Lot, all such persons shall be members, and the vote for such Lot shall be exercised as they among themselves determine, but in no event shall more than one vote be cast with respect to any such Lot.

Class B. The Class B Member shall be Declarant. The Class B Member shall be entitled to two votes for each Lot in which it holds the interest required by Article XXXIII above, provided that the Class B membership shall cease and become converted to Class A membership on the happening of the following events, whichever occurs earlier:

(a) when the total votes outstanding in Class A membership equal the total votes outstanding in the Class B membership; or

(b) January 1, 2020.

From and after the happening of these events, whichever occurs earlier, the Class B member shall be deemed to be a Class A member entitled to one vote for each Lot in which it holds the interest required for membership.

All voting rights of an Owner may be suspended by the Board of Directors during any period in which such Owner is delinquent in the payment of any assessment duly established pursuant to Article XXXVI hereof or is otherwise in default thereunder or under the Bylaws or Rules and Regulations of the Association.

## ARTICLE XXXV

### COVENANTS FOR MAINTENANCE ASSESSMENTS

Declarant, for each Lot owned by it within the Properties, hereby covenants, and each Owner of a Lot, by acceptance of a deed thereto, whether or not it shall be so expressed in any such deed or other conveyance, shall be deemed to covenant and agree to pay to the Association: (1) annual assessments or charges and (2) special assessments for capital improvements, such assessments to be fixed, established, and collected from time to time as hereinafter provided. The annual and special assessments, together with such interest thereon and cost of collection thereof as are hereinafter provided, shall be a charge on the land and shall be a continuing lien upon the property against which each such assessment is made. Each such assessment, together with such interest thereon and cost of collection thereof as hereinafter provided, shall also be the personal obligation of the person who was the Owner of such property at the time the obligation accrued.

The assessments levied by the Association shall be use for the purpose of promoting the recreation, health, safety and welfare of the Members, and in particular, for the improvement, maintenance and operation of the properties, services and facilities devoted to this purpose and related to the use and enjoyment of the properties by the members.

The annual assessments for both improved and unimproved Lots shall be determined by the Board of Directors in the manner provided for herein after determination of current maintenance costs and anticipated needs of the Association during the year for which the assessment is being made. The annual assessments for unimproved Lots owned by Declarant shall be one-half (1/2) the annual assessments for improved Lots. A Lot shall be deemed to be an "improved Lot" when conveyed by Declarant, whether or not a Living Unit thereon has been completed. All Lots owned by Declarant shall be "unimproved Lots." Until January 1, 1998, the annual assessment for

improved Lots shall not exceed \$240.00. From and after January 1, 1998, the maximum annual assessment which may be imposed by the Board of Directors, without membership vote, shall be an amount equal to ten percent (10%) above the prior year's annual assessment.

In addition to the annual assessments provided for above, the Association may levy, in any assessment year, a Special Assessment on improved Lots only, applicable to that year only, for the purpose of defraying, in whole or in part, the cost of any construction, reconstruction, repair or replacement of a capital improvement on or which is a part of the Common Facilities, or for such other lawful purpose related to the use of the Properties as the Board of Directors or the Owners may determine, provided that any such assessment shall have the assent of two-thirds (2/3) of the votes of the improved Lot owners who are voting in person or by proxy at a meeting called for this purpose, written notice of which shall be sent to all improved Lot owners at least thirty (30) days in advance and shall set forth the purpose of the meeting.

Subject to the limitations stated above, the annual assessment may be adjusted by majority vote of the Board of Directors but shall not be increased by more than ten percent (10%) above that of a previous year without vote of the membership. Any increase in the annual assessment of more than ten percent (10%) above that of the previous year shall require approval of two-thirds (2/3) vote of each class of Members voting at a meeting duly called for that purpose.

The quorum required for any action authorized herein above shall be as follows: Written notice of any meeting called for the purpose of taking any action authorized herein shall be sent to all members, or delivered to their residences, not less than thirty (30) days in advance of the meeting. At the first meeting called as provided above, the presence at the meeting of Members or of proxies entitled to cast sixty percent (60%) of all the votes of each class of membership shall constitute a quorum. If the required quorum is not forthcoming at any meeting, another meeting may be called, subject to the notice requirements set forth above, and the required quorum at any such subsequent meeting shall be one-half (1/2) of the required quorum at the preceding meeting, provided that such reduced quorum requirement shall not be applicable to any such subsequent meeting held more than sixty (60) days following the preceding meeting. The Association may call as many subsequent meetings as may be required to achieve a quorum. No such subsequent meeting shall be held more than sixty (60) days following the preceding meeting.

The annual assessments provided for herein shall commence on the first day of the month following the first Lot conveyance by Declarant, or such other date as the Board of Directors shall direct. The assessments for each calendar year shall become due and payable and shall be collected as the Board of Directors of the Association shall determine. The amount of the annual assessment shall be an amount which bears the same relationship to the annual assessment provided for above as the remaining number of months in that year bear to twelve. When a Lot becomes an improved Lot, there shall be payable as of the first day of the month following the month when it becomes an

improved Lot a sum equal to the difference between the annual assessment of unimproved Lots and the annual assessment for improved Lots, prorated over the balance of the year then remaining. The due date of any special assessment under the provisions hereof shall be fixed in the resolution authorizing such assessment.

In December of each year, the Board of Directors of the Association shall fix the amount of the annual assessment against each Lot for the following year and shall at that time prepare a roster of the Lots and assessments applicable thereto which shall be kept in the office of the Association and shall be open to inspection by any Owner on reasonable notice. Written notice of the assessment shall thereupon be sent to every Owner subject thereto. The Association shall upon demand at any time furnish to any Owner liable for said assessment a certificate in writing, signed by an officer of the Association, setting forth whether said assessment has been paid. Such certificate shall be conclusive evidence of payment of any assessment there in stated to have been paid.

Effect of Non-Payment of Assessments: The Lien: Remedies of the Association. Any assessment not paid within thirty (30) days after the due date shall bear interest from the due date at a rate of twelve (12) percent per annum. Upon written notice to an Owner, and the expiration of thirty (30) days, the Association may bring an action at law against the Owner personally obligated to pay the same, and to foreclose the Association's lien against the Owner's Lot. Each Owner, by his acceptance of a deed to a Lot, hereby expressly vests in the Association, or its agents, the right and power to bring all actions against such Owner personally for the collection of such charges as a debt and to enforce the aforesaid lien by all methods available for the enforcement of such liens. Including non-judicial or judicial foreclosure by an action brought in the name of the Association, the power of sale in connection with said lien. The lien provided for in this section shall be in favor of the Association and shall be for the benefit of all other Lot Owners. No Owner shall be freed of liability for any assessments provided for herein by virtue of non-use of any Common Area or the non-existence of any Common Area.

In addition to the foregoing charges for delinquent accounts, each owner shall be obligated to pay to the Association all actual costs of collection incurred by the Association and such reasonable late charges and collection charges as the Board of Directors may establish, all of which shall also be subject to the liens of the Association.

Subordination of the Lien to Mortgages. The lien of the assessments provided for herein shall be subordinate to the lien of any mortgage or mortgages now or hereafter placed upon the Lots subject to assessment, provided, however, that such subordination shall apply only to the assessments which have become due and payable prior to the sale or transfer of such Lot pursuant to a decree of foreclosure, non-judicial foreclosure, or conveyance in lieu of foreclosure or in satisfaction of mortgage debt. Such sale or transfer shall not relieve such Lot from liability for any assessments thereafter becoming due nor from the lien of any such subsequent assessment.

Exempt Property. The charges and liens created herein shall apply only to the Lots, and the remainder of the Properties shall not be subject thereto.

*[See October 16, 2007 Resolution of the Board of Directors of the Springs at Stone Oak Owners Association, Inc. Regarding Assessment Collections, available at <http://www.TheSpringsHOA.com> ]*

## ARTICLE XXXVI

### MAINTENANCE FUND AND GENERAL POWERS AND DUTIES OF THE BOARD OF DIRECTORS OF THE ASSOCIATION

Maintenance Fund: The Board, for the benefit of the Owners, shall establish and maintain a maintenance fund into which shall be deposited the annual assessments collected for Owners and which maintenance fund shall be used, without limitation, for the payment of the following:

- (a) Taxes and assessments and other liens and encumbrances which shall properly be assessed or charged against the Common Areas rather than against the individual Owners, if any.
- (b) Care and preservation of the Common Area and Common Facilities.
- (c) the services of a professional person or management firm to manage the Association or any separate portion thereof to the extent deemed advisable by the Board of Directors, (provided that any contract for management of the Association shall be terminable by the Association, with no penalty upon ninety (90) days prior written notice to the managing party) and the services of such other personnel as the Board of Directors or by the manager.
- (d) Legal and accounting services.
- (e) A policy or policies of insurance insuring the Association, its Directors, and Officers against any liability to the public or to the Owners (and/or invites or tenants) incident to the operation of the Association in any amount or amounts as determined by the Board of Directors.
- (f) Workers compensation insurance to the extent necessary to comply with any applicable laws.
- (g) Such fidelity bonds as may be required by the Bylaws or as the Board of Directors may determine to be advisable.
- (h) An other materials, supplies, insurance, furniture, labor, services, maintenance, repairs, structural alterations, taxes or assessments (including taxes or assessments assessed against an individual Owner) which the board of Directors is required to obtain or pay for pursuant to the terms of this Declaration or by law or which in its opinion shall be necessary or proper for the enforcement of this Declaration.

(i) Perpetual maintenance and enhancement of all Common Facilities, including perimeter wall, entry monuments and signage, landscaping, lights, and irrigation of Common Facilities.

Powers and Duties of Board: The Board, for the benefit of the Owners, shall have the following general powers and duties, in addition to the specific powers and duties provided for herein and in the Bylaws of the Association:

(a) To execute all declarations of ownership for tax assessment purposes and with regard to the Common Areas, if any, on behalf of all Owners.

(b) To borrow funds to pay costs of operation secured by assignment or pledge of rights against delinquent Owners if the Board see fit.

(c) To enter into contracts, maintain one or more bank accounts, and generally to have all the power necessary or incidental to the operation and management of the Association.

(d) To protect or defend the Common Areas from loss or damage by suit or otherwise and to provide adequate reserves for replacements.

(e) To make reasonable rules and regulations for the operation of the Common Areas and to amend them from time to time; provided that, any rule or regulation may be amended or repealed by an instrument signed by a majority of the Owners, or with respect to a rule applicable to less than all of the Common Areas, by the Owners in the portions affected.

(f) To make available for inspection by Owners within sixty (60) days after the end of each an annual report and to make all books and records of the Association available for inspection by Owners at reasonable times and intervals.

(g) To adjust the amount, collect and use any insurance proceeds to repair damage or replace lost property, and if proceeds are insufficient to repair damage or replace lost property, to assess the Owners in proportionate amounts to cover the deficiency.

(h) To enforce the provisions of any rules made hereunder and to enjoin and seek damages from any Owner for violation of such provisions or rules.

(i) To collect all assessments and enforce all penalties for non-payment including the filing of liens and institution of legal proceedings.

The Board shall have the exclusive right to contract for all goods, services and insurance, payment of which is to be made from the maintenance fund and the exclusive

right and obligation to perform the functions of the Board except as otherwise provided herein.

The Board, on behalf of the Association, shall have full power and authority to contract with any Owner or other person or entity for the performance by the Association of services which the Board is not otherwise required to perform pursuant to the terms hereof, such contracts to be upon such terms and conditions and for such consideration as the Board may deem proper, advisable and in the best interest of the Association.

## ARTICLE XXXVII

### TITLE TO COMMON AREAS

All Common Area, if any, within the Properties shall be conveyed to the Association free of lien on or before December 31, 1997. The Association shall own all Common Areas in fee simple and assume all maintenance obligations with respect to any Common Areas which may be hereafter established. Nothing contained herein shall create an obligation on the part of Declarant to establish any Common Area.

From and after the date on which title to any Common Area vests in the Association, the Association shall purchase and carry a general comprehensive public liability insurance policy for the benefit of the Association and its members, covering occurrences on the Common Areas. The policy limits shall be determined by the Board of Directors of the Association. The Association shall use its best efforts to see that such policy shall contain, if available, cross-liability endorsements or other appropriate provisions for the benefit of members, Directors and the management company retained by the Association (if any), insuring each other against liability to each other insured as well as third parties. Any proceeds of insurance policies owned by the Association shall be received, held in a segregated account and distributed to the Association's general operating account, members, Directors, the management company and other insureds, as their interest may be determined.

The Association shall not convey or mortgage any Common Area without the consent of the Owners of two-thirds (2/3rds) or more of the Lots.

## ARTICLE XXXVIII

### AMENDMENT

This Declaration shall remain in force and effect until January 1, 2020, at which time, and each tenth anniversary thereafter, this Declaration shall be renewed for a period of ten years unless the Owners of two-thirds (2/3rds) or more of the Lots shall file a written agreement to abandon same. This Declaration may be amended by written instrument executed by the Owners of two-thirds (2/3rds) or more of the Lots and filed of record in the Official Public Records of Real Property of Bexar County, Texas, provided that if Declarant is a Member, no amendment prior to January 1, 2020, shall be effective

until approved and executed by Declarant. Notwithstanding the foregoing, Declarant shall have the right to file an amendment to this Declaration, without the necessity of joinder by any other Owner of Lots, or any interest therein, for the limited purposes of correcting a clerical error, clarifying an ambiguity, removing any contradiction in the terms hereof, or for the purpose of making such additions or amendments hereto as may be required by FHA, HUD or VA to qualify the Properties for mortgage guaranties issued by FHA and/or VA.

## ARTICLE XXXIX

### GOVERNMENTAL REQUIREMENTS

Section 1. Owner's Acknowledgment. The Properties and Lots lie within the area classified as the Edwards Aquifer Recharge Zone and as such are subject to the rules and regulations of agencies of the State of Texas, including the Texas Natural Resources Conservation Commission (TNRCC), governing the use of said land, in addition to the ordinances of the City of San Antonio and statutes, or regulations affecting the properties enacted by other governmental authorities. Owners are advised that such requirements and prohibitions may relate to the types of pesticides and fertilizers which may be used, minimum topsoil requirements, inspection of sewer laterals prior to covering, and criteria standards for sewer pipe, among other matters. Each Owner is responsible for ascertaining all such requirements and prohibitions with respect to his Lot and, by acceptance of a deed to a Lot, agrees to abide by the same. No statement herein, nor action by the Declarant, the ARC, or Association shall act to relieve an Owner from such duty of compliance. Lot Owners are advised to obtain, read and use What's Bugging You? A Practical Guide to Pest Control, available from the Edwards Underground Water District (210/222-2204), or equivalent information produced by recognized authorities such as the Soil Conservation Service, Texas Department of Agriculture, U.S. Dept. of Agriculture, etc.

Section 2. Additional Obligations of Builders and Contractors. By acceptance of a deed to a Lot, or initiating construction of a residence or improvements to a Lot, each builder and contractor assumes responsibility for complying with all certifications, permitting, reporting, construction, and procedures required under all applicable governmental rules, regulations, and permits, including, but not limited to those promulgated or issued by the Environmental Protection Agency and related to Storm Water Discharges from Construction Sites (see Federal Register, Volume 56, No. 175, Pages 41176 et. seq.), and with the responsibility of ascertaining and complying with all regulations, rules, rulings, and determinations of the Texas Natural Resources Conservation Commission (TNRCC), related to each Lot, including, without limitation, the provisions of chapters 325 and 331, Texas Administrative Code, and any specific rulings made pursuant to the terms thereof. The foregoing references are made for the benefit of builders and contractors and do not in any way limit the terms and requirements of this covenant and the requirement that all builders and contractors comply with all governmental regulations, and any plan required by such regulations such as a Storm Water Pollution Plan, affecting each Lot and construction site with which

they are associated, including delivery to Declarant of a certification of understanding relating to any applicable NPDES permit prior to the start of construction. EACH BUILDER AND CONTRACTOR, BY ACCEPTANCE OF A DEED TO A LOT OR UNDERTAKING CONSTRUCTION OF IMPROVEMENTS TO A LOT, HOLDS HARMLESS AND INDEMNIFIES DECLARANT AND THE ASSOCIATION FOR ALL COSTS, LOSS, OR DAMAGE OCCASIONED BY THE FAILURE TO ABIDE BY ANY APPLICABLE GOVERNMENTAL STATUTE, REGULATION OR PERMIT RELATED TO THE SUBDIVISION.

Section 3. Remedies of Declarant and the Association. By acceptance of a deed to a Lot, each Owner agrees that Declarant and the Association shall have the right to enter upon any Lot on which one or more conditions or activities prohibited by appropriate governmental authority is maintained, or on which there has been a failure to perform any act required by appropriate governmental authority, for the purpose of curing any such violation, provided that the Owner has been given five days prior written notice and has failed to remedy the complained of violation with such time, and each such Owner indemnifies and holds harmless Declarant and the Association from all cost and expense of such curative action and any cost or expense of penalty or fine levied by any governmental authority as a result of the act or failure to act of the Owner or Owner's contractors with respect to his Lot or the Properties. The foregoing remedy shall be cumulative of all other remedies for violations of provisions of these covenants.

## ARTICLE XL

### GOVERNING LAW

THIS AGREEMENT SHALL BE GOVERNED BY AND CONSTRUED AND INTERPRETED IN ACCORDANCE WITH THE LAWS OF THE STATE OF TEXAS. ALL ACTS REQUIRED OR PERMITTED TO BE PERFORMED HEREUNDER ARE PERFORMABLE IN BEXAR COUNTY, TEXAS AND IT IS AGREED THAT ANY ACTION BROUGHT TO ENFORCE OR CONSTRUE THE TERMS OF PROVISIONS HEREOF OR TO ENJOIN OR REQUIRE THE PERFORMANCE OF ANY ACT IN CONNECTION HEREWITH SHALL BE BROUGHT IN A COURT OF COMPETENT JURISDICTION SITTING IN BEXAR COUNTY, TEXAS.

## ARTICLE XL I

### INTERPRETATION

If this Declaration or any word, clause, sentence, paragraph, or other part thereof shall be susceptible or more than one or conflicting interpretations, then the interpretation

which is most nearly in accordance with the general purposes and objectives of this Declaration shall govern.

## ARTICLE XL II

### OMISSIONS

If any punctuation, word, clause, sentence, or provision necessary to give meaning, validity, or effect to any other word, clause, sentence or provision appearing in this Declaration shall be omitted herefrom, then it is hereby declared that such omission was unintentional and that the omitted punctuation, word, clause, sentence or provision shall be supplied by inference.

## ARTICLE XL III

### GENDER AND GRAMMAR

The singular, whenever used herein, shall be construed to mean the plural, when applicable, and the necessary grammatical changes required to make the provisions here apply either to corporations or individuals, males or females, shall in all cases be assumed as though in each case fully expressed.

The headings contained in this Declaration are for reference purpose only and shall not in any way affect the meaning or interpretation of this Declaration.

In the event of conflict between the terms of this Declaration and any Bylaws, rules, regulations or Articles of Incorporation of the Association, this Declaration shall control.

## ARTICLE XL IV

### ADDITIONAL INFORMATION

Each Member of the Association shall also be a member of Stone Oak Property Owner's Association, Inc. ("the Master Association") and subject to all of its assessments, rules and regulations, including, without limitation, the terms of the instrument recorded at Volume 4361, Page 0617 of the Real Property Records of Bexar County, Texas ("the Master Declaration"), and any amendments or supplements thereto. Owners are advised that the Master Declaration provides for the review and approval of construction plans by the Architectural Review Committee for the Master Association, which submittal, review, and approval requirements are in addition to all requirements for plan submittal set forth above in this instrument.

EXECUTED effective the 10th day of October, 1997.

DECLARANT

LUMBERMEN'S INVESTMENT CORPORATION,  
a Delaware corporation

By *James M. Lassiter*

James M. Lassiter, Senior Vice President

AFFADAVIT

SUBDIVISION COMMON AREAS AND FACILITIES

THE STATE OF TEXAS §

COUNTY OF TRAVIS §

BEFORE ME, the undersigned authority, on this day personally appeared ROBERT A. REEH, who, being duly sworn by me, deposes and says:

- (1) That my name is Robert A. Reeh and that I am an agent of Lumbermen's Investment Corporation with respect to the Stone Oak project in Bexar Country, Texas, the entity that owns the real property described below, hereinafter referred to as the "Property".
- (2) That Lumbermen's Investment Corporation will be the "Declarant" of a Declaration of Restrictive Covenants for the property which will declare that the Property shall be held, sold and conveyed subject to restrictions, covenants, and conditions which shall be deemed to be covenants running with the land and imposed to benefit and burden each lot and other portions of the Property in order to maintain within the property a planned community of high standards. Such covenants will be binding on all parties having right, title or interest therein or any part thereof, their respective heirs, personal representatives, successors, and assigns, and shall inure to the benefit of each owner thereof.
- (3) That the Declarant and every Owner of a lot by virtue of ownership of such lots shall be a member of The Springs at Stone Oak Homeowners Association, Inc., hereinafter referred to as the "Association".
- (4) That the Association shall establish a maintenance fund and shall use the proceeds of such fund in providing for normal, recurring maintenance charges for the common areas/facilities for the use and benefit of all members of the Association. The Association shall, in addition, establish and maintain an adequate reserve fund for periodic maintenance, repair and replacement of

improvements to the common maintenance areas/facilities. The fund shall be established and maintained out of regular annual assessments.

- (5) That Declarant hereby assigns a nonexclusive right to ingress and egress across and over the streets, roads, sidewalks and other common areas from time to time built within the Property, to the City of San Antonio for purposes of conducting official City business, which may include removal of obstructions during emergency situations in which case the City shall not be held liable for its repair or replacement.

LUMBERMEN'S INVESTMENT CORPORATION

By: Robert A. Reeh  
Robert A. Reeh, Agent

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