

NOTICE OF FILING OF DEDICATORY INSTRUMENTS FOR
THE SPRINGS AT STONE OAK OWNERS ASSOCIATION

STATE OF TEXAS
COUNTY OF *Bexar*

§
§
§

KNOW ALL MEN BY THESE PRESENTS:

THIS NOTICE OF FILING OF DEDICATORY INSTRUMENTS FOR The Springs at Stone Oak Owners Association is made on this 21 August 2012 by *The Springs at Stone Oak Owners Association* (the "Association").

WITNESSETH:

WHEREAS, *Lumbermen's Investment Corporation* prepared and recorded an instrument entitled *Declaration of Covenants, Conditions and Restrictions for The Springs at Stone Oak and Providing for The Springs at Stone Oak Owners Association* recorded on October 13, 1997 in Volume 7230, Page 572-604 of the Deed Records of *Bexar* County, Texas (the "Declaration") and any amendments or additions thereto;

WHEREAS, the Association is the Property Owners Association created by the Declarant to manage or regulate the planned development covered by the Declaration, which development is more particularly described on Exhibit "A" attached hereto and incorporated herein by reference; and

WHEREAS, Section 202.006 of the Texas Property Code provides that a property owners' association must file each dedicatory instrument governing the association that has not been previously recorded in the real property records in which the planned development is located; and

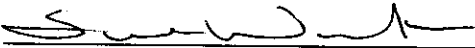
WHEREAS, the Association desires to record the attached dedicatory instruments in the real property records of *Bexar* County, Texas, pursuant to and in accordance with Section 202.006 of the Texas Property Code.

NOW, THEREFORE, the dedicatory instruments attached hereto as Exhibit "B" are true and correct copies of the originals and are hereby filed of record in the real property records of *Bexar*, County, Texas, in accordance with the requirements of Section 202.006 of the Texas Property Code.

IN WITNESS WHEREOF, the Association has caused this Notice to be executed by its duly authorized agent as of the date first written above.

ASSOCIATION: *The Springs at Stone Oak Owners Association, a Texas Corporation*


PI2-20120178123-11

By: 
Sue Womack, Managing Agent
Professional Community Management Services, Inc.
Its: Managing Agent

ACKNOWLEDGMENT

STATE OF TEXAS
COUNTY OF *Bexar*

§
§
§

KNOW ALL MEN BY THESE PRESENTS:

BEFORE ME, the undersigned authority, on this day personally appeared Sue Womack, Professional Community Management Services, Inc., known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and consideration therein expressed on behalf of said corporation.

SUBSCRIBED AND SWORN TO BEFORE ME on this 21 Day of August, 2012.

AFTER RECORDING, RETURN TO:
PROCOMM,
ATTN: M. SPEER
300 East Sonterra Boulevard, Suite 350
San Antonio, Texas 78258-3972
(210) 545-1888





Notary Public, State of Texas
March 03, 2013
My Commission Expires

EXHIBIT "A"

PROPERTY DESCRIPTION FOR *The Springs at Stone Oak Owners Association*

Springs at Stone Oak (The Springs at Stone Oak Owners Association,) containing 86 lots according to the recorded map or plat thereof, filed in Volume 9538, Page 38, and any other additions which are subsequently annexed thereto and made subject to the authority of the Association.

EXHIBIT "B"

RECORD OF DEDICATORY INSTRUMENTS FOR *The Springs at Stone Oak Owners Association* PURSUANT TO PROPERTY CODE §202.006

- *Flag Display and Flagpole Installation Policy*
- *Second Amendment to the ByLaws*

SPRINGS AT STONE OAK HOMEOWNERS ASSOCIATION

FLAG DISPLAY AND FLAGPOLE INSTALLATION POLICY

Terms used but not defined in this policy will have the meaning subscribed to such terms in that certain Declaration of Covenants, Conditions and Restrictions for the Springs at Stone Oak And Providing For The Springs at Stone Oak Owners Association, recorded under Document No. Book D, Volume 07230, page 00572, Official Public Records of Bexar County, Texas, as amended (the "Covenant").

Note: Texas statutes presently render null and void any restriction in the Covenant which restricts or prohibits the display of certain flags or the installation of certain flagpoles on a residential lot in violation of the controlling provisions of Section 202.011 of the Texas Property Code or any federal or other applicable state law. The Board and/or the architectural approval authority under the Covenant has adopted this policy in lieu of any express prohibition against certain flags and flagpoles, or any provision regulating such matters which conflict with Texas law, as set forth in the Covenant.

A. ARCHITECTURAL REVIEW APPROVAL

1. Approval Not Required. In accordance with the general guidelines set forth in this policy, an Owner is permitted to display the flag of the United States of America, the flag of the State of Texas, an official or replica flag of any branch of the United States Military ("**Permitted Flag**") and permitted to install a flagpole no more than five feet (5') in length affixed to the front of a residence near the principal entry or affixed to the rear of a residence ("**Permitted Flagpole**"). Only two (2) permitted Flagpoles are allowed per residence. A Permitted Flag or Permitted Flagpole need not be approved in advance by the architectural review authority under the Covenant (the "ACC").

2. Approval Required. Approval by the ACC is required prior to installing vertical freestanding flagpoles installed in the front or back yard area of any residential lot ("**Freestanding Flagpole**"). The ACC is not responsible for: (i) errors in or omissions in the application submitted to the ACC for approval; (ii) supervising installation or construction to confirm compliance with an approved application; or (iii) the compliance of an approved application with governmental codes and ordinances, state and federal laws.

B. PROCEDURES AND REQUIREMENTS

1. Approval Application. To obtain ACC approval of any Freestanding Flagpole, the Owner shall provide the ACC with the following information: (a) the location of the flagpole to be installed on the property; (b) the type of flagpole to be installed; (c) the dimensions of the flagpole; and (d) the proposed materials of the flagpole (the "**Flagpole Application**"). A Flagpole Application may only be submitted by an Owner UNLESS the Owner's tenant provides written confirmation at the time of submission that the Owner consents to the Flagpole Application.

2. Approval Process. The decision of the ACC will be made within a reasonable time, or within the time period otherwise required by the principal deed restrictions which govern the review and approval of improvements. A Flagpole Application submitted to install a Freestanding Flagpole on property owned by the Association or property owned in common by members of the Association will

not be approved. Any proposal to install a Freestanding Flagpole on property owned by the Association or property owned in common by members of the Association must be approved in advance and in writing by the Board, and the Board need not adhere to this policy when considering any such request.

Each Owner is advised that if the Flagpole Application is approved by the ACC, installation of the Freestanding Flagpole must: (i) strictly comply with the Flagpole Application; (ii) commence within thirty (30) days of approval; and (iii) be diligently prosecuted to completion. If the Owner fails to cause the Freestanding Flagpole to be installed in accordance with the approved Flagpole Application, the ACC may require the Owner to: (i) modify the Flagpole Application to accurately reflect the Freestanding Flagpole installed on the property; or (ii) remove the Freestanding Flagpole and reinstall the flagpole in accordance with the approved Flagpole Application. Failure to install a Freestanding Flagpole in accordance with the approved Flagpole Application or an Owner's failure to comply with the post-approval requirements constitutes a violation of this policy and may subject the Owner to fines and penalties. Any requirement imposed by the ACC to resubmit a Flagpole Application or remove and relocate a Freestanding Flagpole in accordance with the approved Flagpole Application shall be at the Owner's sole cost and expense.

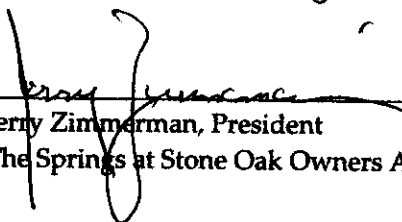
3. Installation, Display and Approval Conditions. Unless otherwise approved in advance and in writing by the ACC, Permitted Flags, Permitted Flagpoles and Freestanding Flagpoles, installed in accordance with the Flagpole Application, must comply with the following:

- (a) No more than one (1) Freestanding Flagpole OR no more than two (2) Permitted Flagpoles are permitted per residential lot, on which only Permitted Flags may be displayed;
- (b) Any Permitted Flagpole must be no longer than five feet (5') in length and any Freestanding Flagpole must be no more than twenty feet (20') in height;
- (c) Any Permitted Flag displayed on any flagpole may not be more than three feet in height by five feet in width (3'x5');
- (d) With the exception of flags displayed on common area owned and/or maintained by the Association and any lot which is being used for marketing purposes by a builder, the flag of the United States of America must be displayed in accordance with 4 U.S.C. Sections 5-10 and the flag of the State of Texas must be displayed in accordance with Chapter 3100 of the Texas Government Code;
- (e) The display of a flag, or the location and construction of the flagpole must comply with all applicable zoning ordinances, easements and setbacks of record;
- (f) Any flagpole must be constructed of permanent, long-lasting materials, with a finish appropriate to the materials used in the construction of the flagpole and harmonious with the dwelling;
- (g) A flag or a flagpole must be maintained in good condition and any deteriorated flag or deteriorated or structurally unsafe flagpole must be repaired, replaced or removed;
- (h) Any flag may be illuminated by no more than one (1) halogen landscaping light of low beam intensity which shall not be aimed towards or directly affect any neighboring property; and


(i) Any external halyard of a flagpole must be secured so as to reduce or eliminate noise from flapping against the metal of the flagpole.

This policy is effective upon recordation in the Public Records of Bexar County, and supersedes any Policy regarding flags and flagpoles which may have previously been in effect. Except as affected Section 209 and /or by this Policy, all other provisions contained in the Declarations or any other Dedicatory instruments of the Association shall remain in full force and effect.

Approved and adopted by the Board on this 03 day of August 2012.



Jerry Zimmerman, President
The Springs at Stone Oak Owners Association

ATTEST:


Carolyn Clark, Secretary
The Springs at Stone Oak Owners Association

STATE OF TEXAS §
 §
COUNTY OF BEXAR §

Before me, the undersigned authority, on this day personally appeared Jerry Zimmerman, President of The Springs At Stone Oak Owners Association, a Texas corporation, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that he/she had executed the same as the act of said corporation for the purpose and consideration therein expressed, and in the capacity therein stated.

Given under my hand and seal of office this 03 day of August, 2012



Misty M. Speer
Notary Public, State of Texas

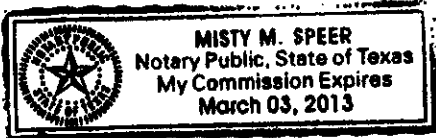
Misty M. Speer
Printed Name

My commission expires: March 03, 2013

STATE OF TEXAS §
 §
COUNTY OF BEXAR §

Before me, the undersigned notary public, on this day personally appeared Carolyn Clark, Secretary of The Springs at Stone Oak Owners Association, a Texas corporation, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that he/she had executed the same as the act of said corporation for the purpose and consideration therein expressed, and in the capacity therein stated.

Given under my hand and seal of office this 03 day of August, 2012



Misty M. Speer
Notary Public, State of Texas

Misty M. Speer
Printed Name

My commission expires: March 03, 2013

**SECOND AMENDMENT TO THE BYLAWS OF
THE SPRINGS AT STONE OAK OWNERS ASSOCIATION**

STATE OF TEXAS

§
§
§

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF BEXAR

WHEREAS, The Springs at Stone Oak (hereinafter the "Subdivision") is a residential development located in San Antonio, Bexar County, Texas; and,

WHEREAS, the Subdivision is subject to and governed by a mandatory association of property owners incorporated under the name The Springs at Stone Oak Owners Association (hereinafter the "Association"); and,

WHEREAS, the Membership of the Association has voted, pursuant to Article XV of the Bylaws, to amend the Bylaws, as set forth below, at the Association's June 26, 2012, special meeting;

NOW, THEREFORE, the President and Secretary of the Association do hereby officially certify and declare that the Members of the Association have amended the Bylaws as follows:

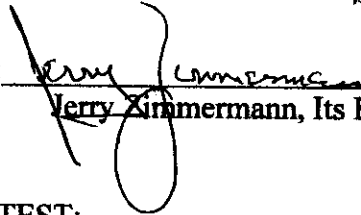
I.

Article XV, Section 15.01 of the Bylaws is amended to read as follows:


15.01 Amendments to Bylaws. These Bylaws may be altered, amended, or changed and new Bylaws may be adopted at a regular or special meeting of the members by a vote of a majority of a quorum of the members present in person, acting by proxy, or by submission absentee or electronic ballot. The Board of Directors may not repeal or amend these Bylaws.

By their signatures below the President and Secretary of the Association certify that the foregoing Bylaws amendment was adopted by majority vote at a duly-called special meeting of the Members at which a quorum of the Membership was present.

THE SPRINGS AT STONE OAK OWNERS ASSOCIATION

By: 
Jerry Zimmermann, Its President

ATTEST:

By: 
Carolyn Clark, Its Secretary

STATE OF TEXAS

§
§
§

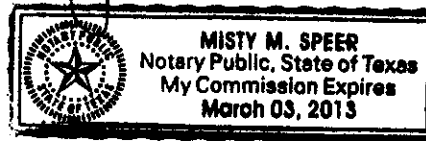
COUNTY OF BEXAR

Before me, the undersigned notary public, on this day personally appeared Jerry Zimmermann, acting on behalf of The Springs at Stone Oak Owners Association, known to me or proved to me by presentation to me of a governmentally-issued identification card to be one of the persons whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed it for the purposes and consideration expressed in it.

Given under my hand and seal of office the 03 day of August, 2012.

Misty M. Speer

Notary Public, State of Texas



STATE OF TEXAS

§
§
§

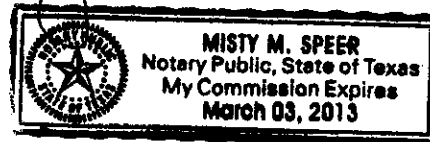
COUNTY OF BEXAR

Before me, the undersigned notary public, on this day personally appeared Carolyn Clark, acting on behalf of The Springs at Stone Oak Owners Association, known to me or proved to me by presentation to me of a governmentally-issued identification card to be one of the persons whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed it for the purposes and consideration expressed in it.

Given under my hand and seal of office the 03 day of August, 2012.

Misty M. Speer

Notary Public, State of Texas



AFTER RECORDING RETURN TO:
The Springs at Stone Oak Owners Association
300 E. Sonterra Blvd., Suite 350
San Antonio, TX 78258

Any provision herein which restricts the sale, or use of the described real property because of race is invalid and unenforceable under Federal law
STATE OF TEXAS, COUNTY OF BEXAR
I hereby Certify that this Instrument was FILED in File Number Sequence on this date and at the time stamped hereon by me and was duly RECORDED in the Official Public Record of Real Property of Bexar County, Texas on:

SEP 13 2012



Gerard C. Rickhoff
COUNTY CLERK BEXAR COUNTY, TEXAS

Doc# 20120178123 Fees: \$56.00
09/13/2012 2:44PM # Pages 11
Filed & Recorded in the Official
Public Records of BEXAR COUNTY
GERARD C. RICKHOFF COUNTY CLERK