

Exhibit "A"

Dedictory Instruments

- A-1 Rules and Regulations Governing Leasing and Rental Properties
- A-2 Enforcement, Fining, and Fee Resolution

**RULES AND REGULATIONS GOVERNING LEASING AND RENTAL PROPERTIES
THE SHEPHERDS GLEN HOMEOWNERS ASSOCIATION, INC.**

Effective April 1, 2016

STATE OF TEXAS §
 §
COUNTY OF ROCKWALL §

KNOW ALL MEN BY THESE PRESENTS:

The Rules and Regulations Governing Rental Properties of the Shepherds Glen Homeowners Association, Inc. (the "Rules and Regulations Governing Leasing and Rental Properties") are made effective the 1st day of April 2016, by Shepherds Glen Homeowners Association, Inc. (the "Association").

WITNESSETH:

WHEREAS, the Declaration of Covenants, Conditions and Restrictions for the Shepherds Glen Homeowners Association, Inc., Executed by Shepherds Glen Land Company, Inc., as Declarant, was recorded at Instrument Number 19780000013665 in the Real Property Records of Rockwall County, Texas, including any amendments thereof, additions, annexations and supplements thereto and entitled "Declaration of Covenants, Conditions, and Restrictions for the Shepherds Glen" (the "Declaration") subjected to the scheme of development therein certain land located in Rockwall County, Texas;

WHEREAS, the Bylaws for the Shepherds Glen Homeowners Association, Inc., Executed by Shepherds Glen Land Company, Inc., as Declarant, was recorded as Instrument Number 19780000013665 in the Real Property Records of Rockwall County, Texas, including any amendments thereof, additions, annexations and supplements thereto and entitled "Bylaws of the Shepherds Glen" (the "Bylaws") subjected to the scheme of development therein certain land located in Rockwall County, Texas;

WHEREAS, Pursuant to Article IV, of the Bylaws of the Association, The affairs of the Association shall be managed by the Board of Directors, who may exercise all powers of the Association and do all lawful acts and things as are not by statute, the Declaration, the Articles of Incorporation or the Bylaws directed to or required to be exercised or done by the members.

WHEREAS, Pursuant to Article IV of the Bylaws of the Association, The affairs of the Association shall be conducted by the Board of Directors of the Association. In addition to the powers and duties enumerated in the Declaration, the Board of Directors of the Association, for the mutual benefit of the Members of the Association, shall at all times have the power, if, as, and when the Board of Directors, in its sole and exclusive discretion deems necessary, to take any and all such action to enforce the terms and provisions of the Declaration, the Articles of Incorporation and the Bylaws of the Association by appropriate means and to carry out the

obligations of the Association as set forth in the Declaration, including, without limitation, the expenditure of funds of the Association, the employment of legal, accounting and other professionals, the commencement or defense of legal actions, and the promulgation and enforcement of the Rules and Regulations.

WHEREAS, Pursuant to Article IV, (Powers and Duties) of the Bylaws of the Association, the affairs of the Association shall be conducted by the Board. Further, the board shall have the following additional exclusive rights, powers and duties:

(a) To administer and enforce the covenants, conditions, restrictions, easements, uses, limitations, obligations and all other provisions set forth in the Declaration of Restrictive Covenants, the Bylaws of the Association and supplements and amendments thereto;

(b) To establish, make and enforce compliance with such reasonable Rules and Regulations as may be necessary for the operations, use and occupancy of the Association with the right to amend same from time to time. A copy of such Rules and Regulations shall be delivered or mailed to each Owner promptly upon the adoption thereof;

(k) In general, to carry on the administration of this Association and to do all of those things necessary and reasonable in order to carry out the governing and the operation of the Association.

WHEREAS, a duly called meeting of the Board of Directors of the Association took place on March 16, 2016. At said board meeting the Board voted upon and passed the following Rules and Regulations Governing Leasing and Rental Properties.

RESOLVED: that, pursuant to the provisions of The Texas Property Code, Section 202, and that certain Declaration of Covenants, Conditions and Restrictions for The Shepherds Glen Homeowners Association, Inc. which was filed of record in the Land Records of Rockwall County, Texas (the "**Declaration**"), and any amendments and supplements thereto, and the Bylaws of the Association, the Board of Directors of the Association hereby adopt the following Rules and Regulations Governing Leasing and Rental Properties:

NOW, THEREFORE, the Rules and Regulations Governing Leasing and Rental Properties of the Association are hereby created and shall read as follows as follows:

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1.1- Definitions:

- a. Association- "Association" means the Shepherds Glen Homeowners Association, Inc.
- b. Dedicator Instruments- "Dedicator Instruments" means each governing instrument covering the establishment, maintenance, and operation of the Association. This term includes the Declaration, Bylaws, Rules and Regulations of the Association and all amendments thereto.
- c. Homeowners- "Homeowners" means the same as Owner or Owners under these Rules and the Dedicatory Instruments of the Association.
- d. Landlord- "Landlord" means the owner of the Property, even if that owner has a management company that is in charge of leasing the Property.
- e. Lease- A "lease" includes any written or oral agreement between a landlord and a tenant that establishes or modifies the terms, conditions or other provisions regarding the use and occupancy of the lot.
- f. Leasing- "Leasing" is defined as the regular, exclusive occupancy of the residence on a lot by any person other than the Owner for which the Owner, or any designee of the Owner receives any consideration or benefit, including, but not limited to, a fee, service, gratuity or emolument. If a lot is owned by a trust and the beneficiary of the trust is living in the lot, that lot shall be considered Owner-occupied rather than leased.
- g. Lessee- "Lessee" shall be considered the same as Tenant for purposes of these Rules.
- h. Lease to Purchase Agreements & Contracts for Deeds- Shall be considered the same as Leasing for purposes of these Rules.
- i. Renting- "Renting" shall be considered the same as Leasing for purposes of these Rules.
- j. Tenant- "Tenant" means the person(s) authorized by the lease to occupy the residence, which would include the named lessee(s). There may be more tenants than lessees for a Lot unless the context indicates otherwise.

1.2- Leasing Approved within the Association:

- a. Owners may lease their property within The Shepherds Glen Homeowners Association, Inc. (the "Association").

1.3- Lease Submission:

- a. Homeowners leasing their property must submit a copy of the lease and a copy of the Association Rental Form to the Association within ten days of execution of the lease. The Association Rental Form must include:
 - o The name and date of birth of every adult occupant of the property;
 - o Photo identification (issued by a governmental agency) of each adult tenants and occupants of the property;
 - o Current license plate numbers for all vehicles belonging to the occupants which will be parted within the community;
 - o Phone number and email address of adult tenants and occupants of the property; and
 - o Criminal Background Check for each adult occupant of the lot to be leased.The Association Rental Form must be submitted along with a \$100.00 leasing fee. If the lease is a re-lease of the previously existing tenant, then the Leasing Fee is reduced to \$50.

- b. All leases must be in writing. No oral or non-written leases are acceptable. All leases must explicitly state that each lease is subject to the terms of the Dedicatory Instruments of the Association.
- c. Landlords must certify the following in each Association Rental Form:
 - o The tenant and all occupants have not been convicted of a violent crime felony or assault & battery misdemeanor; and
 - o The tenant and all occupants do not appear on the Federal or any State Sex Offender Registry.
- d. Homeowners currently leasing their property at the time these rules and regulations go into effect must submit to the Association the following documents:
 - o The completed Association Rental Form
 - o A copy of their lease, including all adult tenants' names, address, telephone number and email address.

The Leasing Fee of \$100.00 is not required until their current lease ends, renews or the homeowner obtains a new tenant. If a property is being leased on a month to month carryover basis of the original lease term of one year or more and has continued more than one year, the owners must submit to the Association a completed Association Rental Form and the \$100.00 fee in accordance with paragraph 1.3a above.
- e. Owners who do not reside at The Shepherds Glen Homeowners Association, Inc. are required to provide their current address, email address and phone number to the Association.
- f. Any and all subleases will be treated as new leases submitted to the Association.
- g. Should the Association discover any missing information from the Association Rental Form, the Owner of the property shall be notified and shall have 7 days to supplement the Association Rental Form. Should the Association discover that a tenant or occupant violates Section 1.9 of this Policy, then the Owner shall be deemed to be in violation of this rule.
- h. Any Owner that violates this rule shall be fined in accordance with the Association's Fining Policy.

1.4- Maximum Number of Rental Properties

- a. No more than 10% of the properties within the Association may be leased or be rental properties.
- b. Any owner that rents their property without Association approval causing the Association to have greater than 10% rental capacity shall incur a fine of \$500.00 per month.
- c. In the case of an owner who has occupied his property for at least a year, the owner may submit a Hardship Petition to the Association when a condition has caused the need to rent the property. A Hardship Petition is only necessary when the total properties rented in the subdivision exceed 10 percent of all properties in violation of Section 1.4a of these Rules and Regulations Governing Leasing and Rental Properties.
- d. Should an owner wish to rent their property, but doing so would violate Section 1.4a of these Rules, then that owner may elect to have their name placed on a waiting list maintained by the Association. Owners on the waiting list shall maintain priority when currently leased properties lease expires and is not renewed by the owner or is terminated in accordance with these Rules & Regulations.

1.5- Qualification of Tenant:

- a. All Tenants are required to meet all qualifications as contained in these rules and regulations. A Landlord may not rent to a tenant if that tenant has not satisfied all qualifications in these rules and regulations and has not provided evidence of such qualifications to the Association.
- b. Any Owner that violates this rule shall be fined in accordance with the Association's Fining Policy.

1.6- Occupancy Restrictions:

- a. Subject to any exception under State, Local or Federal Law, the Maximum number of persons that may occupy a property is 10.
- b. No person under the age of 18 years of age may reside in a home unless such residence is with a parent, legal guardian or designee in writing as such minor's parent or legal guardian. An owner must provide satisfactory proof of ages and relationship status among the occupants of such owner's property upon the request of the Association.
- c. No property may be occupied by a person who constitutes a threat to the health or safety of other persons, or whose occupancy could result in physical damage to the property of others.
- d. Rentals of less than 100 percent of the property are prohibited. No fraction or part of a residence may be leased.
- e. Each property may be occupied by only one (1) family consisting of persons related by blood, adoption, or marriage or no more than two (2) unrelated persons living together as a single household unit.
- f. In the case of a tenant who wishes to lease their property in violation of this rule, the owner may submit a Hardship Petition to the Association when a condition has caused the need to rent the property. Reasonable accommodations shall be made to all tenants in compliance with the Federal Fair Housing Act and all applicable State and Federal Laws.
- g. Any Owner that violates this rule shall be fined in accordance with the Association's Fining Policy.

1.7- Minimum Rental Period:

- a. No owner may rent their property for a term of less than one year unless otherwise approved by the board in writing.
- b. Daily, Weekend, Weekly and Monthly rentals are hereinafter prohibited.
- c. End of current lease carryover month-to-month terms are permitted if the lease, which has reached its stated end date, had a one year or greater original term, and the month-to-month carryover does not last more than six months.
- d. Any Owner that violates this rule shall be fined in accordance with the Association's Fining Policy.

1.8- Business Use:

- a. No property may be used for business, professional, or commercial use.

1.9- Tenants with Criminal Backgrounds:

- a. No owner may rent their property to a tenant or occupant that has been convicted of any felony or misdemeanor crime involving violence; crimes against persons: use of firearms; sex crimes; illegal drugs; robbery; aggravated robbery; murder; criminal gang activity; discharge of firearms; gambling; manufacture, sale or use of drugs; manufacture or sale of alcoholic beverages; prostitution; theft; burglary; larceny; destruction of property; or any crime involving a minor; stalking; terrorism; or
- b. No owner may rent their property to a tenant or occupant that is a registered sex offender. For purposes of this provision, a "registered sex offender" is a person who is registered as a Level 3 (High Risk) or Level 2 (Moderate Risk) sex offender pursuant to Chapter 62 of the Texas Code of Criminal Procedure (Sex Offender Registration Program as it now exists or as it may be amended in the future), or pursuant to any other law of the State of Texas, or any local municipal or county ordinance, or pursuant to any other state or federal law or regulation. "Registered sex offender" for purposes of this Section also includes a person who is required to register as a sex offender and who is required to have a risk assessment but who has not been assigned a risk assessment level by the applicable authority or for whom such a risk assessment level is not yet available to the public via the applicable registry program.
- c. Tenants who have been found guilty of one or more of the criminal offenses outlined in Section 1.9a above may reside within the Association twenty years after the expiration of the associated probationary period and/or parole period associated with their offense. This includes person(s) who have received deferred adjudication and/or have not yet satisfied the probationary period of a deferred adjudication for any of the above mentioned offences. This provision does not apply to tenants or occupants that have been found guilty of a crime in violation of Section 1.9b above. Tenants or occupants in violation of Section 1.9b above may never occupy or rent a property within the Association.
- d. Any owner that violates this rule shall incur a fine of \$1,500.00 per month.

1.10- Compliance with Association Rules & Regulations:

- a. Each Landlord must provide their Tenant with a copy of the Association Declaration, Bylaws and any and all Rules and Regulations of the Community. For the purposes of this provision, Landlords may comply by providing digital copies to their Tenants.
- b. All Tenants must comply with the Declaration, Bylaws and Rules and Regulations of the community. A statement requiring such must appear in the Tenant's lease. Owners are subject to being fined for failure of their Tenants to abide by the Declaration, Bylaws and Rules and Regulations of the Community.
- c. Each Owner shall be responsible for all violations and losses or damage resulting from violations by tenants, guests or occupants of that owner's property. Notwithstanding the fact that such tenants or occupants are fully liable and may be personally sanctioned for any violation.
- d. When the Association notifies an owner of his tenant's violation, the Owner shall promptly obtain his tenants compliance or exercise his rights as a landlord for the tenant's breach of the lease. If the tenant's violation continues or is repeated, and if the owner is unable, unwilling, or unavailable to obtain his tenant's compliance, then the association has the power and right to pursue the remedies of a landlord under the

lease or state law for the default in the lease, including eviction of the tenant. In the event the Association proceeds as agent and attorney in fact and on behalf of the Owner, to evict the tenant and occupants, any costs, including attorney's fees and court costs, associated with the eviction may be assessed as an Individual Assessment against the Lot pursuant to Article VI of the Declaration.

- e. The Owner of a leased lot is liable to the Association for any expenses incurred by the association in connection with enforcement of the Dedicatory Instruments against that owner's tenant.
- f. Each OWNER HEREBY APPOINTS THE ASSOCIATION AS THE OWNER'S ATTORNEY IN FACT FOR THE PURPOSES OF TAKING LEGAL ACTION TO DISPOSSESS, EVICT, OR OTHERWISE REMOVE THE OCCUPANTS OF THE OWNER'S LOT AS THE BOARD OF DIRECTORS MAY DEEM NECESSARY TO ENFORCE COMPLIANCE WITH THE DEDICATORY INSTRUMENTS OF THE ASSOCIATION.
- g. A Landlord may not use the Amenities of the Association if that Landlord's Tenant is using the amenities.
- h. A Homeowner that is delinquent in any fines, assessments, collection costs or fees owing to the Association and fails to cure the delinquency with 60 days after written notification will have their Authority to Rent terminated and may be subject to additional fines and penalties under these Rules and Regulations.
- i. Any owner that violates this rule shall incur a fine in accordance with the Association's Fining Policy and is subject to having their ability to rent their property within the Association revoked.
- j. In the case of multiple violations and fines thereon are limited in aggregate to \$1,500 per month.

2.0- Contents of Lease:

- a. Each Owner acknowledges and agrees that any lease of a Lot shall be required to contain the following language and that if such language is not expressly contained in the lease, then such language shall be deemed as being incorporated into the lease. Any lessee/tenant, by occupancy of a residence, agrees to the incorporation of the following language into the lease:

The tenant (lessee) named in this lease and all occupants of the leased Property shall comply with all provisions of the Dedicatory Instruments of the Association and shall control the conduct of all other occupants and guests of the leased residence in order to ensure their compliance.

Any violation of the Dedicatory Instruments of the Association, federal or state law, or local ordinance by the tenant (lessee), by any occupant, by any person living with the lessee, or by any invitee of the tenant is deemed to be a default under the terms of the lease and authorizes the Owner to terminate the lease without liability and to evict the lessee in accordance with Texas law. The Owner hereby delegates and assigns to the Association, acting through its Board of Directors, the power and authority of enforcement against the lessee for breaches resulting from the violation of the Dedicatory Instruments of the Association, including the power and authority to evict the lessee and occupants as the attorney-in-fact on behalf and for the benefit of the Owner.

The Owner transfers and assigns to the lessee, for the term of the lease, any and all rights and privileges that the Owner has to use the Common Area including, but not limited to, the use of all recreational facilities and other amenities.

- b. Any lease entered into without complete and full compliance of the Dedicatory Instruments of the Association and without compliance with these Rules and Regulations Governing Leases and Rental Properties shall be deemed void and of no force and effect and shall confer no interest in a lot or residence to the purported tenant or lessee.

3.0- Indemnity & Representation

- a. The requirements within the above Rules and Regulations Governing Leasing and Rental Properties do not constitute a guarantee or representation to other owners within the Association that persons residing within the Community have not been convicted of a crime or are subject to deferred adjudication for a crime.
- b. All current and future owners, residents, guests and invitees understand and agree that the Association and its Directors, Officers, Representatives, Agents, Employees and Attorneys have no obligation to, and will not take any affirmative action to, perform any checks or investigations to determine if owners, occupants or tenants have Criminal Background.
- c. Each owner, resident, tenant and occupant understands and agrees for himself and his guests that the Association and its Directors, Officers, Agents, Representatives, Employees and Attorneys are not providers, insurers or Guarantors of Security within the Shepherds Glen Homeowners Association, Inc. Each Owner, resident, tenant and occupant accepts his or her sole responsibility to provide security for their own person and property and assumes the risk for any and all loss or damage to same.
- d. Each owner, resident, tenant or occupant is responsible for maintaining appropriate insurance coverage upon the Property.
- e. Each owner, by leasing their property within the Association, agrees to indemnify the Association and its Board of Directors from any and all causes of action arising out of the leasing of their property or action by any tenant, lessee, occupant or guest of the property.

4.0- Savings Clause


- a. It is not the intent of these Rules and Regulations to discriminate against any individual subject to protections under any state or federal law; if it is found that any provision of this policy is in violation of any law, then that provision shall be interpreted to be as restrictive as possible to preserve as much of the original provision as allowed by law.

IN WITNESS WHEREOF, the undersigned member of the Board of Directors of The Shepherds Glen Homeowners Association, Inc. certifies that these Rules and Regulations were unanimously approved and adopted by the Board of Directors.

EXECUTED this 25 day of March, 2016

THE SHEPHERDS GLEN HOMEOWNERS ASSOCIATION, INC.,
A Texas non-profit corporation

By: _____


Alexis VanKerkhove
Duly Authorized Officer,
The Shepherds Glen Homeowners Association, Inc.

Enforcement, Fining, and Fee Resolution

STATE OF TEXAS §
 § KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF ROCKWALL §

We, the undersigned, being the directors of **Shepherds Glen Homeowners Association, Inc.**, a Texas non-profit Association (the "Association"), pursuant to Section 202 and Section 209 of the Texas Property Code, do, by unanimous consent, take the following corporate action and adopt the following resolutions, which corporate action and resolutions shall have the same force and effect as a unanimous vote of all the directors of the Association at a duly called meeting of the Board of Directors of said Association:

WHEREAS, Shepherds Glen Homeowners Association, Inc. (the "Association") is an addition in Rockwall County, Texas. The final plats were recorded in the Real Property Records of Rockwall County, Texas as; Shepherds Glen – File No. 19770000000238, in Book A, Page 262 of the Map and Plat Records of Rockwall County, Texas.

WHEREAS, Pursuant to Article VI, Section 2 of the Bylaws, entitled "Powers and Duties," the Board "shall have the powers and duties necessary for the administration of the affairs of the Association and for the operation and maintenance of each common area in keeping with the character and quality of the neighborhood in which it is located. The Board of Directors may do all such acts and things except those prohibited by these Bylaws."

WHEREAS, the Board of Directors of Shepherds Glen Homeowners Association, Inc. (the "Association") is empowered to govern the affairs of the homeowners association pursuant to **Article IV, Section 3.(a) "Other Powers and Duties" of the Bylaws.**

WHEREAS, the Board of Directors of the Association finds there is a need to establish orderly procedures for the enforcement of the **Restrictive Covenants** for Shepherds Glen Homeowners Association against violating owners.

NOW, THEREFORE, IT IS RESOLVED that the following procedures and practices are established for the enforcement of the Shepherds Glen Homeowners Association's Governing Documents and for the elimination of violations of such provisions found to exist in, on and about the property subject to the Shepherds Glen Homeowners Association Declaration (to be referred to herein as the "**Enforcement, Fining, and Fee Resolution**").

- **Establishment of Violation**. Any condition, use, activity or improvement which does not comply with the provisions of the Shepherds Glen Homeowners Association's Governing Documents, shall constitute a "**Violation**" under this Policy for all purposes.
- **Report of Violation**. The existence of a Violation will be verified by a field observation

conducted by the Board or its delegate. For the purpose of this Fining Policy, the delegate of the Board may include Management, an Officer or Director of the Board, or a Member of any Committee established by the Board for this purpose. A timely written report shall be prepared by the Association for each Violation.

- **Courtesy Notice**: A courtesy letter will be sent to the homeowner describing the nature, description and location of the alleged violation and notification that if the violation is corrected within fourteen (14) days from the date of the Courtesy Letter, no further action will be taken. The courtesy letter will be sent via first class mail no later than two (2) days following the observation of the violation.
- **Second Notice of Violation**: If alleged violation has not been corrected within fourteen (14) days from the date of the Courtesy Notice, a Second Notice of Violation will be sent via first class mail.
- **Final Notice of Violation**: If the alleged violation has not been corrected within fourteen (14) days of the Second Notice of Violation, a Final Notice of Violation will be sent by first class mail and certified mail, return receipt requested. This notice will describe the nature, description, and location of the uncured violation. It will state that failure to remedy the violation within fourteen (14) days of the date of the final notice will result in fines of up to \$500.00 per violation.
- **Notice of Fine**: If the alleged violation has not been corrected within fourteen (14) days from the date of the Final Notice, a Notice of Fine will be sent by first class mail. A fine of up to \$500.00 will be imposed for each violation. Fines will continue to occur every fourteen (14) days until the alleged violation has been cured.

Description	Minimum Amount	Maximum Amount	When Applied	Recurring
CC&R 1 st Fine	\$25.00	\$500.00	After Cure Period	Every 10 Days until cured
CC&R 2 nd Fine	\$50.00	\$500.00	After Cure Period	Every 10 Days until cured
CC&R 3 rd Fine	\$75.00	\$500.00	After Cure Period	Every 10 Days until cured
CC&R 4 th Fine	\$100.00	\$500.00	After Cure Period	Every 10 Days until cured

- **Request for a Hearing**. A hearing before the Board of Directors may be requested by the homeowner after the receipt of Second Notice of Violation. Written request for a hearing must be received ten (10) days prior to the requested date of the hearing. The hearings will be set on the next regularly scheduled meeting of the Board of Directors.
- **Appeal of Decision**. In the event a hearing has been conducted before the Board of

Directors, the violator shall have the right to appeal the decision. A written notice of appeal must be sent to Management, if any, within ten (10) days of the date of the written notice of the Board's decision.

- **Repeated Violations of the Same Provision.** Whenever an Owner, who has previously cured or eliminated a violation after receipt of Notice of Violation, commits a separate violation of the same provision of the Shepherds Glen Homeowners Association's Governing Documents or rules and regulations of the Association within six (6) months from the date of the first Notice of Violation, the Board of Directors shall reinstate the violation and pursue the procedures set forth herein, as if the violation had never been cured or eliminated.
- **Correction of Violation.** Where the Owner corrects or eliminates the violation(s) prior to the imposition of any sanction, no further action will be taken (except for collection of any monies for which the lot Owner may become liable under this Fining Policy and/or the Shepherds Glen Governing Documents).
- **Referral to Legal Counsel.** Should a fine be imposed on the alleged violator, standard collection action may be pursued which may take the form of court action for damages, as provided by law.
- **Non-Payment of Assessments.** In order to begin the enforcement and collection of annual assessments the Board of Directors will adopt the following fee schedule for late and or non-pay conditions:

Description	Amount	When Applied	Recurring
Delinquent Late Fee	\$20.00	After 30 Days from due date	Every 30 Days
NSF Charge	\$25.00	NSF Check	For all NSF checks
Interest Rate	12%	Any Outstanding Balance older than 30 days.	Monthly

IT IS FURTHER RESOLVED that this Enforcement, Fining, and Fee Resolution is to be effective as of April 1, 2016, and shall remain in force and effect until revoked, modified or amended by the Board of Directors. The notice and hearing provisions of the foregoing Enforcement, Fining, and Fee Resolution are intended to comply with Chapter 209 of the Texas Property Code and, to the extent any provisions governing same contained herein conflict with the Bylaws, Chapter 209 of the Texas Property Code and this Enforcement, Fining, and Fee Resolution shall control. This Enforcement, Fining, and Fee Resolution shall be filed or recorded in the Real Property Records of Rockwall County, Texas.

SIGNED AND ACKNOWLEDGED

This is to certify that the foregoing Enforcement, Fining, and Fee Resolution was adopted by the Board of Directors of Shepherds Glen at a meeting of the same on March 16, 2016, in accordance with Section 202.006 of the Texas Property Code.

SIGNED this 25 day of March, 2016

Shepherds Glen Homeowners Association, Inc.

By: _____

Authorized Officer/Agent

AFTER RECORDING RETURN TO:

4Sight Neighborhood Management
4760 Preston Rd, STE 244-PMB 238
Frisco, TX 75034

Filed and Recorded
Official Public Records
Shelli Miller, County Clerk
Rockwall County, Texas
04/21/2016 12:02:26 PM
\$86.00
2016000006300



Shelli Miller