

# Lafayette Place Newsletter #2023-18 / Literature Distribution Policy, Wipes, and Electric Statements

A complete listing of the Governing Documents and Rules and Regulations for Lafayette Place can be found at our website, [www.lafayetteplace.net](http://www.lafayetteplace.net).

## LITERATURE DISTRIBUTION POLICY

The Association's attorney has developed a Literature Distribution Policy for Lafayette Place, and this policy was unanimously approved for adoption by the Board of Directors at last night's meeting.

The policy prohibits the distribution of literature by owners, tenants, guests, or third parties in any of the Common Elements, to include doors, doorknobs, or on vehicles.

A copy of the policy is attached for your review. The policy will be signed by the Board President, Curtis Wade-Wojnicz, notarized, and filed at the Bexar County Courthouse, at which time it will be posted to the website and become part of the official governing documents.

**LITERATURE DISTRIBUTION POLICY**  
*for*  
**LAFAYETTE PLACE HOME OWNERS ASSOCIATION**

THE STATE OF TEXAS       §  
                                          §  
COUNTY OF BEXAR       §

I, \_\_\_\_\_, President of Lafayette Place Home Owners Association (the "Association"), do hereby certify that the Board of Directors of the Association unanimously approved the following Literature Distribution Policy for Lafayette Place Home Owners Association (the "Policy"):

**RECITALS:**

1. The property encumbered by these Rules is that property restricted by the Declaration, Lafayette Place (A Condominium) (Amended December 4, 1978) recorded in the Real Property Records of Bexar County, Texas under Volume 4, Page 01, as same has been or may be amended and/or supplemented from time to time ("Declaration"), and any other property which has been or may be subsequently annexed thereto and made subject to the authority of the Association (the "Condominium").
2. The following Rules are adopted by Lafayette Place Home Owners Association (the "Association") pursuant to Section 8.3.2 of the Declaration and Section 82.102(a)(7) of the Texas Property Code.
3. Section 2.6 of the Amended and Restated Bylaws of Lafayette Place Home Owners Association, recorded in the Official Public Records of Bexar County under document number 20130238921 (the "Bylaws"), grants the Board of Directors the authority to adopt these Rules for the benefit of the property and the Association to establish uniform rules for the distribution of literature within the Condominium.
4. Article IV, Section M of the Amended and Restated Rules and Regulations of the Association, recorded in the Official Public Records of Bexar County under document number 20160127237 (the "Rules and Regulations"), sets forth the policy for fines for violations and grants the Board of Directors the authority to levy fines as described therein.
5. All capitalized terms in this Policy shall have the same meanings as that ascribed to them in the Declaration unless otherwise specified in this Policy.
6. The Association does hereby adopt this Policy, which shall run with the land and be binding on all Owners within the Condominium. This Policy replaces and supersedes all prior policies relating to the distribution of literature in their entirety.

**I. LITERATURE DISTRIBUTION**

1. "Literature" shall mean any document including, but not limited to, pamphlets, posters, flyers, cards, postcards, packets, or any other printed or handwritten paper or collection of papers.
2. The distribution of Literature by owners, tenants, guests, or third parties in any of the Common Elements is hereby prohibited. Literature may not be attached, affixed, or hanged onto any Common Element (including but not limited to doors or doorknobs), or distributed or placed within or throughout any Common Element (including placement at the foot of doors or doorways, or upon vehicles parked in the Condominium).
3. Prohibited distribution of Literature shall be subject to the fining policy set forth by the Article IV, Section M of the Rules and Regulations of the Association. Literature distributed in violation of this Policy may be collected and discarded without notice or any compensatory damages to the individual(s) that distributed the Literature in violation of this Policy.

I hereby certify that I am the duly elected, qualified and acting President of the Association and that the foregoing Literature Distribution Policy for Lafayette Place Home Owners Association was unanimously approved by the Board of Directors as set forth above and now appears in the books and records of the Association, to be effective upon recording in the Official Public Records of Real Property of Bexar County, Texas.

TO CERTIFY which witness my hand this the \_\_\_\_ day of \_\_\_\_\_, 2023.

**LAFAYETTE PLACE HOME OWNERS ASSOCIATION**

By: \_\_\_\_\_

Printed: \_\_\_\_\_

Its: President

THE STATE OF TEXAS       §  
                                          §  
COUNTY OF BEXAR       §

BEFORE ME, the undersigned notary public, on this \_\_\_\_ day of \_\_\_\_\_, 2023 personally appeared, \_\_\_\_\_ the President of Lafayette Place Home Owners Association, known to me to be the person whose name is subscribed to the foregoing instrument,

*Literature Distribution Policy for Lafayette Place Home Owners Association*

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*Literature Distribution Policy for Lafayette Place Home Owners Association*

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## DISPOSAL OF CLEANSING OR BABY WIPES IN TOILET

Please do not flush personal cleansing wipes or baby wipes down the toilet. Plumbers advise against flushing wipes, even those marked as "flushable" since they take longer to break down and dissolve. On nearly every occasion where a sewer line has been clogged here at Lafayette Place, wipes have been removed and have contributed to the clog.

## CONSERVICE ELECTRIC BILLING STATEMENTS

Did you know that you can log onto the Conservice website to access a copy of your monthly statement that shows electricity usage and charges for you unit each month?

The instructions to access the online statement are attached. You will need a copy of a monthly statement from Conservice to get started. If you do not have one, please email [office@lafayetteplace.net](mailto:office@lafayetteplace.net) and we will provide you with the latest statement for your unit.

Thank you.  
Linda Adams  
Community Manager  
Lafayette Place Homeowners Association