

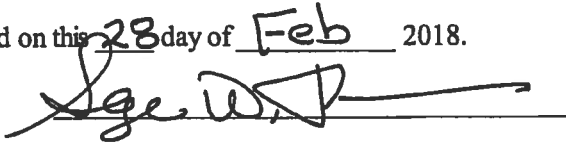
- a. On the roof of the main residential dwelling; or
 - b. on the roof of any other approved structure; or
 - c. within a fenced yard or patio.
5. For Devices mounted on a roof, the Device must:
- a. have no portion of the Device higher than the roof section to which it is attached; and
 - b. have no portion of the Device extend beyond the perimeter boundary of the roof section to which it is attached; and
 - c. conform to the slope of the roof; and
 - d. be aligned so the top edge of the Device is parallel to the roof ridge line for the roof section to which it is attached; and
 - e. have a frame, brackets and visible piping or wiring that is a color to match the roof shingles, or a silver, bronze or black tone commonly available in the marketplace; and
 - f. be located in a position on the roof which is least visible from any street or common area, so long as such location does not reduce estimated annual energy production more than 10% over alternative roof locations (as determined by a publically available modeling tool provided by the National Energy Laboratory [www.nrel.gov] or equivalent entity).
6. For Devices located in a fenced yard or patio, no portion of the Device may extend above the top of the fence. If the fence is not a solid fence which blocks view of the Device, the Association may require the Device be placed in a location behind a structure or otherwise require visual screening. The Association may consider the installation of Devices on properties without a fenced yard if there is adequate screening from public view from any street or common area.
7. All Devices must be installed in compliance with the manufacturer's instructions and in a manner which does not void any material warranties. Licensed craftsmen must be used where required by law. Permits must be obtained where required by law.
8. Installed devices shall not:
- a. threaten public health or safety; or

- b. violate any law; or
 - c. substantially interfere with the use and enjoyment of land by causing unreasonable discomfort or annoyance to persons of ordinary sensibilities.
9. All Devices must be maintained in good repair. Unused or inoperable Devices must be immediately removed.

These guidelines may be amended from time to time by the Board of Directors of the Association.

These guidelines shall be effective upon recordation in the Public Records of Bexar County, Texas, and shall supercede any policy regarding guidelines for the installation of Solar Energy Devices which may have previously been in effect. Except as affected by Section 202.010 and/or this Policy, all other provisions contained within the Association's Declaration or any other dedicatory instruments of the Association shall remain in full force and effect.

Approve and adopted by the Board on this 28 day of Feb 2018.

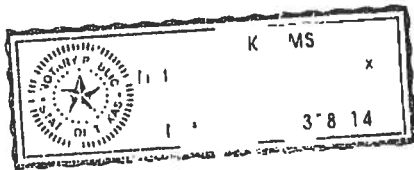



President
Helotes Park Terrace Owners Association, Inc.

STATE OF TEXAS §
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COUNTY OF BEXAR §

Before me, the undersigned authority, on this day personally appeared George Please, President of the Helotes Park Terrace Owners Association, Inc., a Texas non-profit corporation, known to be 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 state.

Given under my hand and seal of office this 28 day of Feb, 2018.




Notary Public, State of Texas

M.K. Sims
Printed Name

My commission expires: 12/08/2019

A-2

**RESOLUTION OF THE BOARD OF DIRECTORS
OF THE HELOTES PARK TERRACE OWNERS ASSOCIATION, INC.
REGARDING GUIDELINES FOR RAINWATER RECOVERY SYSTEMS**

STATE OF TEXAS §
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COUNTY OF BEXAR §

WHEREAS, the Helotes Park Terrace Owners Association, Inc., (hereinafter "Association"), is charged with administering and enforcing those certain covenants, conditions and restrictions contained in the Declaration for the Association; and

WHEREAS, Chapter 202 of the Texas Property Code was amended effective September 1, 2011, to amend Section 202.007 ("Section 202.007"), thereto regarding the regulation of rainwater recovery systems; and;

WHEREAS, the Board of Directors of the Helotes Park Terrace Owners Association, Inc., desires to hereby establish guidelines for the regulation of solar energy devices consistent with the provisions of Section 202.007 and to additionally provide clear and definitive guidance to its members.

NOW THEREFORE, the Board has duly adopted the following *Guidelines for Rainwater Recovery Systems Within the Helotes Park Terrace Owners Association, Inc.*

GUIDELINES FOR RAINWATER RECOVERY SYSTEMS

These Guidelines for Solar Energy Devices within the community of the Helotes Park Terrace Owners Association, Inc., is adopted by the Board of Directors of the Helotes Park Terrace Owners Association, Inc., pursuant to Texas Property Code §202.007 (hereinafter "the Statute").

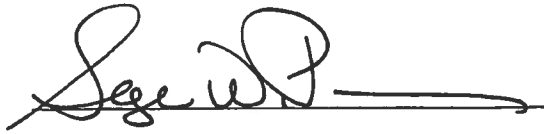
1. Rainwater Recovery Systems may be installed with advance written approval of the Architectural Control Committee subject to these guidelines.
2. All such Systems must be installed on land owned by the property owner. No portion of the Systems may encroach on adjacent properties or common areas.
3. Other than gutters and downspouts conventionally attached to a dwelling or appurtenant structure, all components of the Systems, such as tanks, barrels, filters, pumps, motors, pressure tanks, pipes and hoses, must be substantially screened from public view from any street or common area. Screening may be accomplished by:
 - a. placement behind a solid fence, a structure or vegetation; or
 - b. by burying the tanks or barrels; or

- c. by placing equipment in an outbuilding otherwise approved by the Architectural Control Committee.
4. A rain barrel may be placed in a location visible from public view from any street or common area only if the configuration of the guttering system on the structure precludes screening as described above with the following restrictions:
 - a. The barrel must not exceed 55 gallons; and
 - b. the barrel must be installed in close proximity to the structure on a level base with the guttering downspout leading directly to the barrel inlet at a substantially vertical angle; and
 - c. the barrel must be fully painted in a single color to blend with the adjacent home or vegetation; and
 - d. any hose attached to the barrel discharge must be neatly coiled and stored behind the rain barrel in the least visible position when not in use.
5. Overflow lines from the Systems must not be directed onto or adversely affect adjacent properties or common areas.
6. Inlets, ports, vents and other openings must be sealed or protected with mesh to prevent children, animals and debris from entering the barrels, tanks, or other storage devices. Open top storage containers are not allowed, however, where space allows and where appropriate, Architectural Control Committee approved ponds may be used for water storage.
7. Harvested water must be used and not allowed to become stagnant or a threat to health.
8. All Systems must be maintained in good repair. Unused Systems should be drained and disconnected from the gutters. Any unused Systems in public view must be removed from public view from any street or common area.

These guidelines may be amended from time to time by the Board of Directors of the Association.

These guidelines shall be effective upon recordation in the Public Records of Bexar County, Texas, and shall supercede any policy regarding guidelines for Rainwater Recovery Systems which may have previously been in effect. Except as affected by Section 202.007 and/or this Policy, all other provisions contained within the Association's Declaration or any other dedicatory instruments of the Association shall remain in full force and effect.

Approve and adopted by the Board on this 28 day of Feb 2018.

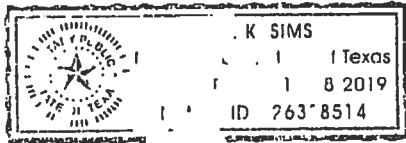



President
Helotes Park Terrace Owners Association, Inc.

STATE OF TEXAS §
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COUNTY OF BEXAR §

Before me, the undersigned authority, on this day personally appeared George Please, President of the Helotes Park Terrace Owners Association, Inc., a Texas non-profit corporation, known to be 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 state.

Given under my hand and seal of office this 28 day of Feb, 2018.





Notary Public, State of Texas

M.K. Sims

Printed Name

My commission expires: 12/08/2019

A-3

- b. violate any law; or
 - c. contain language, graphics or any display that is patently offensive to a passerby.
- E. Approval from the Architectural Control Committee is not required for displaying religious items in compliance with these guidelines.
- F. In accordance and in compliance of Section 202.018, the Association may remove any item(s) displayed in violation of these guidelines.

The guidelines may be amended from time to time by the Board of Directors of the Association.

These guidelines shall be effective upon recordation in the Public Records of Bexar County, Texas, and shall supercede any policy regarding guidelines for the display of religious items which may have previously been in effect. Except as affected by Section 202.018 and/or this Policy, all other provisions contained within the Association's Declaration or any other dedicatory instruments of the Association shall remain in full force and effect.

Approve and adopted by the Board on this 28 day of Feb 2018.

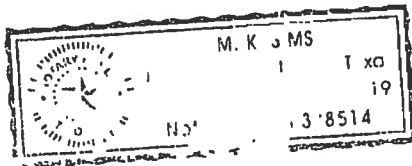
George Pease

President,
Helotes Park Terrace Owners Association, Inc.

STATE OF TEXAS §
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COUNTY OF BEXAR §

Before me, the undersigned authority, on this day personally appeared George Pease, President of the Helotes Park Terrace Owners Association, Inc., a Texas non-profit corporation, known to be 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 state.

Given under my hand and seal of office this 28 day of Feb, 2018.



M. K. Sims
Notary Public, State of Texas
M. K. Sims
Printed Name

My commission expires: 12/31/2019

**HELOTES PARK TERRACE HOMEOWNERS ASSOCIATION, INC.'S
FLAG POLE POLICY**

STATE OF TEXAS

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COUNTY OF BEXAR

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WHEREAS, the Helotes Park Terrace Owners Association, Inc., (hereinafter "Association"), is charged with administering and enforcing those certain covenants, conditions and restrictions contained in the Declaration for the Association; and

WHEREAS, Chapter 202.012 of the Texas Property Code was amended effective September 1, 2011, thereto regarding Flag and Flagpole guidelines; and

WHEREAS, the Board of Directors of the Helotes Park Terrace Owners Association, Inc., desires to hereby establish a Flag Pole policy consistent with the provisions of Section 202.012 and to additionally provide clear and definitive guidance to its members.

NOW THEREFORE, the Board has duly adopted the following *Flag Pole Policy*.

1. Owners and occupants may attach no more than two (2) flagpoles to their residence or garage without obtaining prior approval from the Association's Architectural Control Committee (hereinafter ("ACC") that does not exceed 8 feet in length. This flagpoles will be known as an "attached flagpoles", and it may be permanent or removable.
2. A freestanding flagpole (a flagpole which is attached to the ground) may not be installed without prior written approval from the ACC. No more than two (2) freestanding flagpole may be approved per lot. Location, height, diameter, method of installation and material will be taken into consideration when consideration is given to applications submitted by owners or occupants who seek permission to install a freestanding flagpole.
3. A freestanding flagpole must be no more than 20 feet in height.
4. The Helotes Park Terrace Owners Association, Inc.'s ACC will work with owners and occupants who submit applications to erect freestanding flagpoles to determine a location on the owner's or occupants property which permits the proper display of flags, as permitted by Federal, State and local laws, while also preserving the appearance of the neighborhood and the value of adjacent properties. Adequate setback from public access sidewalks and streets will be given consideration in order to maintain unobstructed access and clear fields of vision and to also discourage vandalism.

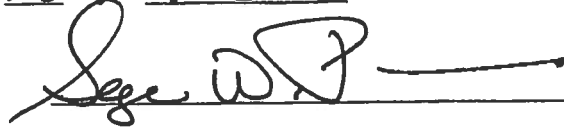
5. Flagpoles must be constructed of permanent, long-lasting materials, with an appropriate finish that is harmonious with the dwelling.
6. A displayed flag and the flagpole on which it is flown must be maintained in good condition and any deteriorated flag or deteriorated or structurally unsafe flagpole must be repaired, replaced or removed.
7. Flagpoles with lanyards and fittings must be constructed to minimize noise generated by lanyards and fittings slapping against the flagpole. If noise created by a flagpole is loud enough to disturb an owner or occupant's neighbors, the Association reserves the right to require the owner or occupants to remove the flagpole, replace it, or otherwise take any action required to eliminate the noise.
8. If a flagpole is lighted, the light source shall not be visible from the windows of adjacent residences or to passing traffic. For upward-shining lights, minimum wattage should be used in order to minimize light pollution of the night sky.
9. A flag flown on an attached flagpole may not exceed 3 feet by 5 feet.
10. A flag flown on a freestanding flagpole may not exceed 4 feet by 6 feet.
11. Any flag flown must be flown in the same manner as the flag of the State of Texas and the flag of the U.S. and must adhere with the provisions of Chapter 3100 of the Texas Government Code and 4 U.S.C. Sections 5-10.
12. Flags flown on the same flagpole of the U.S. flag may not exceed the size of the U.S. flag that is flown on the same flagpole.
13. The flag of the U.S. must be displayed in accordance with 4 U.S.C. Sections 5-10.
14. The flag of the State of Texas must be flown in accordance with Chapter 3100, of the Texas Government Code.
15. An owner or occupant may not display or erect a flagpole on property that is owned or maintained by the Helotes Park Terrace Owners Association, Inc., or in the common areas of the Helotes Park Terrace Owners Association, Inc..

This Policy is effective upon recordation in the Public Records of Bexar County, Texas, and shall supercede any policy regarding the Association's flag pole policy which may have previously been in effect. Except as affected by Section 202.012 and/or this Policy, all other provisions contained within the Association's Declaration or any other dedicatory instruments of the Association shall remain in full force and effect.

Amendment

This policy may be amended from time to time by the Board of Directors of the Association.

Approve and adopted by the Board on this 28 day of Feb 2018.



President,
Helotes Park Terrace Owners Association, Inc.

STATE OF TEXAS §
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COUNTY OF BEXAR §

Before me, the undersigned authority, on this day personally appeared George Pease, President of the Helotes Park Terrace Owners Association, Inc., a Texas non-profit corporation, known to be 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 state.

Given under my hand and seal of office this 28 day of February, 2018.




Notary Public, State of Texas

M.K. Sims
Printed Name

My commission expires: 12/08/2019

A-5

**HELOTES PARK TERRACE
OWNERS ASSOCIATION INC.'S
COLLECTION POLICY FOR ASSESSMENTS**

STATE OF TEXAS

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COUNTY OF BEXAR

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WHEREAS, the Helotes Park Terrace Owners Association, Inc., (hereinafter "Association"), is charged with administering and enforcing those certain covenants, conditions and restrictions contained in the Declaration for the Association; and

WHEREAS, the Board of Directors of the Association is charged with the responsibility of collecting assessments for common expenses from homeowners; and

WHEREAS, from time to time homeowners become delinquent in their payments of these assessments and fail to respond to the demands from the Board to bring their accounts current; and

WHEREAS, the Board deems it to be in the best interest of the Association to adopt a uniform and systematic procedure for dealing with delinquent accounts in a timely manner, and further believes it to be in the best interest of the Association to refer these accounts promptly for collection so as to minimize the Association's loss of assessment revenue; and

NOW THEREFORE, BE IT RESOLVED that the Board of Directors of the Helotes Park Terrace Owners Association, Inc. (hereinafter the "Association") adopts the following policy and practice effective 10 days after distribution to the owners.

This document sets forth the Association's policy regarding the collection of assessments pursuant to the Declaration of Covenants, Conditions and Restrictions for Helotes Park Terrace Planned Unit Development.

The Board establishes the Association's fiscal year, January 1 to December 31, as the Regular Assessment period. The annual assessments are due on the 2nd day of January and are delinquent after the 10th day of January.

1. **Assessments in General.** The Association has a duty to levy regular and special assessments sufficient to perform its obligations under the governing documents. Regular assessments are levied annually.
2. **Obligation to Pay Assessments.** Each assessment or charge is an obligation of the owner at the time the assessment or other sums are levied. Each assessment or charge is also a lien on the owner's lot and which may cause the Association to record a Notice of Delinquent Assessment Lien to be recorded with the property records of Bexar County, Texas.

3. **Notice of Assessments.** The Association will give the owners notice before any increase in the annual or any special assessment. Notice will be sent by first-class mail to addresses on record with the Association. It is the responsibility of each owner to advise the Association of any mailing address changes.
4. **Designation of Agent.** The Board of Directors may designate an agent or agents to collect assessment payments and administer this Collection Policy. Such designated agent may be an officer of the Association, manager, bookkeeper or other appropriate agent.
5. **Due Date/Delinquency Date of Assessments.** Unless otherwise specified by the Board, an assessment is due by January 2nd of the fiscal year. Any assessment or any portion thereof, is delinquent if it is not received by the Board or its designated agent by the 10th of January of the fiscal year.
6. **Charges on Delinquent Accounts.** After 30 days past due, an assessment, or any portion thereof, that is delinquent shall incur a late charge of \$20.00 per month, retroactive to the initial delinquent date. Collection charges, if any, will also be added when incurred.
7. **Interest Charges.** The unpaid balance of an assessment shall bear interest in accordance with Section 4.5 of the Declaration, "The annual assessment charged against each Owner shall be due and payable in advance, on the date of the sale of such Lot by Declarant for the portion of the calendar year remaining, and on the second (2nd) day of each January thereafter, any such amount not paid and received by the tenth (10th) day of each January thereafter shall be deemed delinquent, and, without notice, shall bear interest at the highest contract rate per annum allowed by law from the date originally due until paid."
8. **Interest and Collection Charges.** Any costs and fees incurred in processing and collecting delinquent amounts, including without limitation, late and interest charges, and attorney's fees and costs shall become an additional charge against the owner and the owner's lot and shall be subject to collection pursuant to this policy and the Association's declaration of restrictive covenants.
9. **Delinquency Notices.** Owners delinquent 30 days will receive a Notice of Delinquent Assessment and notice that the account may be referred to the Association's attorney for collection.
10. **Payment Plan Policy.** The Association has a Payment Plan Policy for owners who have become delinquent in the payment of their regular/special assessments and would like to request a payment plan from the Board. Please contact the Board to obtain a copy of the Policy.
11. **Address of the Association and the Board of Directors.** Owners should make payments to the address as directed by the Association. If no address is given, payments, requests for

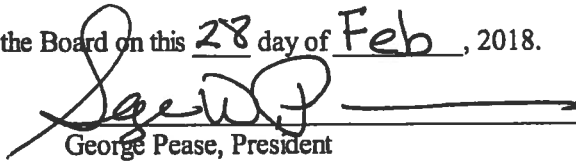
payment plans, written correspondence including responses and changes to mailing addresses should be sent to the Association at the following address:

**Helotes Park Terrace Owners Association, Inc.
P.O. BOX 1400
HELOTES, TEXAS 78023**

- 12. **Void Provisions.** If any provision of this Policy is determined to be null and void, all other provisions of the Policy shall remain in full force and effect.
- 13. **Amendment** This policy may be amended from time to time by the Board of Directors of the Association.

This Policy is effective upon recordation in the Public Records of Bexar County, Texas, and shall supercede any collection policy which may have previously been in effect. Except as affected by this Policy, all other provisions contained within the Association's Declaration or any other dedicatory instruments of the Association shall remain in full force and effect.

Approve and adopted by the Board on this 28 day of Feb, 2018.

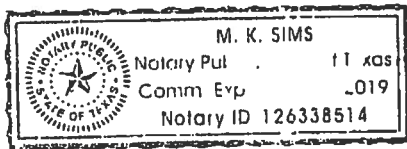



 George Pease, President
 Helotes Park Terrace Owners Association, Inc.

STATE OF TEXAS §
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 COUNTY OF BEXAR §

Before me, the undersigned authority, on this day personally appeared GEORGE PEASE, as President of the Helotes Park Terrace Owners Association, Inc. a Texas non-profit corporation, known to be 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 state.

Given under my hand and seal of office this 28 day of February 2018.





 Notary Public, State of Texas
 M.K.Sims

 Printed Name

My commission expires: 12/08/2019