

AFFIDAVIT IN COMPLIANCE WITH SECTION 202.006
OF THE TEXAS PROPERTY CODE

THE STATE OF TEXAS

COUNTY OF BEXAR

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BEFORE ME, the undersigned authority, on this day personally appeared BARBARA LOWRY, who, being by me duly sworn according to law, stated the following under oath:

“My name is BARBARA LOWRY. I am fully competent to make this Affidavit. I have personal knowledge of the facts stated herein, and they are all true and correct.

Association Management Services is the Managing Agent of Shavano Rogers Ranch Crosstimber Homeowners Association, Inc. (the “Association”). Association Management Services is the custodian of the records for the Association, and I have been authorized by the Association’s Board of Directors to sign this Affidavit.

The Association is a “property owners’ association” as that term is defined in *Section 202.001 of the Texas Property Code*. The Association’s jurisdiction includes, but may not be limited to, the property subject to the Declaration of Restrictions of Rogers Ranch, each of which are recorded in the Official Records of Real Property of Bexar, County, Texas:

<u>Rogers Ranch Subdivision:</u>	<u>Recording Date</u>	<u>Volume and Page</u>
Unit 2	February 10, 1997	Volume 7003 Page 0272
Unit 4	February 13, 1998	Volume 7346 Page 1129
Unit 12	September 18, 1998	Volume 7631 Page 1151
Unit 14	October 01, 1998	Volume 7656 Page 0327
Unit 16	November 12, 1998	Volume 7708 Page 0874
Unit 16A	June 29, 2000	Volume 8471 Page 0890
Unit 18	October 18, 1999	Volume 8173 Page 0574
Unit 20 Phase I	October 18, 1999	Volume 8173 Page 0657
Unit 20 Phase II and III	August 10, 2000	Volume 8527 Page 0122
Unit 22	October 18, 2000	Volume 8609 Page 1782
Unit 24	August 03, 2001	Volume 9000 Page 2190
Unit 26	June 11, 2003	Volume 0077 Page 0197

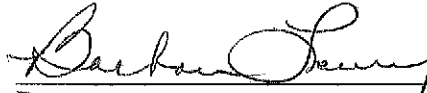
Attached hereto are the originals of, or true and correct copies of, the following dedicatory instruments, including known amendments or supplements thereto, governing the Association, which instruments have not previously been recorded:

Unlicensed Vehicles Policy

The documents attached hereto are subject to being supplemented, amended or changed by the Association. Any questions regarding the dedicatory instruments of the Association may be directed to the Association at:

Association Management Services
1600 NE Loop 410 Suite 202
San Antonio, Texas 78206
(210) 829-7202 Office
(210) 829-5207 Fax
Barbara@ams-sa.com

SIGNED on this the 17th day of July, 2014.


BARBARA LOWRY
Association Management Services
Managing Agent

VERIFICATION

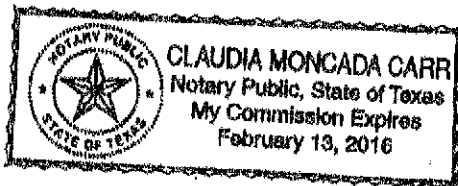
THE STATE OF TEXAS

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COUNTY OF BEXAR

BEFORE ME, the undersigned authority, on this day personally appeared BARBARA LOWRY, President of Association Management Services who, after being duly sworn, acknowledged and stated under oath that he/she has read the above and foregoing Affidavit and that every factual statement contained therein is within his/her personal knowledge and is true and correct.

17th ACKNOWLEDGED, SUBSCRIBED AND SWORN TO BEFORE ME, a Notary Public, on this the day of July, 2014.




NOTARY PUBLIC, STATE OF TEXAS

After Recording, Return To:
Michael B. Thurman
Thurman & Phillips, P.C.
8000 IH 10 West, Suite 1000
San Antonio, Texas 78230

**SHAVANO ROGERS RANCH CROSSTIMBER
HOMEOWNERS ASSOCIATION
UNLICENSED VEHICLES POLICY**

This Unlicensed Vehicles Policy ("Policy") setting forth the policy of the Shavano Rogers Ranch Crosstimber Homeowners Association (the "Association") in connection with the operation of unlicensed vehicles on the Common Facilities and Areas of Rogers Ranch Crosstimber was duly adopted by the Board of Directors of the Association on the 16 day of July 2014.

WHEREAS the Association is a Texas non-profit corporation as evidenced by its Articles of Incorporation issued by the Secretary of State on the 24th day of February, 1997, Charter No. 143463901 and duly recorded in Volume 8524, Pages 519-525 of the Official Public Records of Real Property of Bexar County, Texas; and

WHEREAS, the Association is the governing body of all of the property within Shavano Rogers Ranch Crosstimber, a subdivision in San Antonio, Texas, comprised of multiple Units as described in Exhibit "A" attached hereto and incorporated herein and the Bylaws for the Association grants in *Article 4.3(b)* the duty and power to establish, make and enforce compliance with such reasonable rules as may be necessary for the operation, use and occupancy of the Common Facilities and Areas with the right to amend the same from time to time, including such rules and regulations relating to traffic and parking as may be deemed necessary or convenient; and

WHEREAS, the Board of Directors has established that it is in the best interests of the Association to establish a policy concerning the use on non-licensed and/or uninsured motorized and/or electric vehicles on Common Facilities and Areas of the Association in order to promote efficient traffic flow, to preserve the appearance of the Common Facilities or Areas and protect, preserve and promote the health, safety and welfare of the Members of the Association;

NOW, THEREFORE, BE IT RESOLVED, that the Association does hereby adopt the following Policy:

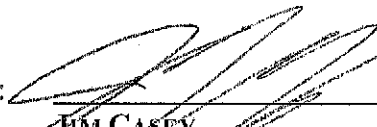
1. **DEFINITION.** For the purposes herein, the terms referred to herein shall mean:
 - A. "Motorized Vehicle" means any two or more wheeled device that is designed to be stood or sat upon by the operator, and is powered by an internal combustion motor that is capable of propelling the device with or without human propulsion."
 - B. "Motorized Electric Vehicle" means any two or more wheeled device that is designed to be stood or sat upon by the operator, and is powered by an electric powered engine.
 - C. "Unlicensed Vehicle" means any vehicle of any type required by Texas law to be licensed that is not actually licensed, and also

includes all terrain vehicles, electric or gas powered golf carts and other vehicles that are not generally and commonly used to transport persons and property over public streets and highways, but does not include bicycles.

2. PROHIBITED USE. The use or operation of an Unlicensed Motorized Vehicle or Motorized Electric Vehicle, including but not limited to, golf carts, go carts, mini bikes, scooters, motorcycles, all terrain vehicles, sand buggies, etc., on the Association Common Facilities or Areas, including but not limited to, private streets, parking areas and/or sidewalks, shall be strictly prohibited.
3. PERMITTED USE. Notwithstanding the preceding Section 2 PROHIBITED USE, golf carts may be operated on Association private streets and parking areas subject to the following requirements and/or limitations:
 - A. Shall be driven by a person with a valid driver's license;
 - B. Shall be registered with the Association;
 - C. Shall be licensed by the State of Texas;
 - D. Shall not be operated in excess of 20 miles per hour;
 - E. Shall be operated in a safe manner and in observance of all applicable vehicular traffic regulations;
 - F. Shall not be operated on sidewalks, easements or Common Areas other than private streets and parking areas;
 - G. Shall be operated in daylight hours only;
 - H. Passengers are limited to the number of seats on the golf cart;
 - I. Shall be operated as near as practicable to the right curb or edge of the private street and shall not impede vehicular traffic.
4. ENFORCEMENT. The Association shall have full authority to enforce this Unlicensed Vehicle Policy which shall include, among other remedies, the right, power and authority to suspend a Member's privileges, subject to the limitations of the Texas Property Code, and/or file suit for an injunction to compel compliance with the provisions contained herein.
5. EFFECTIVE DATE. This Unlicensed Vehicle Policy shall be effective upon recordation in the Public Records of Bexar County, Texas and supersedes any prior policy governing the operation of Unlicensed Vehicles in Rogers Ranch Crosstimber which may have previously been in effect. Except as affected by Policy, all other provisions contained in the Declarations or any other dedicatory instruments of the Association shall remain in full force and effect.

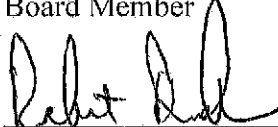
This Resolution and Policy was adopted by Board of Directors of Shavano Rogers Ranch
Crosstimber Homeowners Association on the 16 day of July, 2014.

SHAVANO ROGERS RANCH
CROSSTIMBER HOMEOWNERS
ASSOCIATION

By: 
JIM CASEY
Its: Board Member

By: ABSENT
DOUG MCCOOL
Its: Board Member

By:  7-16-2014
DONALD ~~ORIAN~~ OROIAN
Its: Board Member

By: 
ROBERT BAKER
Its: Board Member

By: ABSENT
TEAL HAUSMAN
Its: Board Member

EXHIBIT "A"

<u>Rogers Ranch Subdivision:</u>	<u>Recording Date</u>	<u>Volume and Page</u>
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Unit 24	August 03, 2001	Volume 9000 Page 2190
Unit 26	June 11, 2003	Volume 0077 Page 0197

Doc# 20140121082
Pages 7
07/18/2014 1:40PM
e-Filed & e-Recorded in the
Official Public Records of
BEXAR COUNTY
GERARD C. RICKHOFF
COUNTY CLERK
Fees \$46.00

STATE OF TEXAS
COUNTY OF BEXAR
This is to Certify that this document
was e-FILED and e-RECORDED in the Official
Public Records of Bexar County, Texas
on this date and time stamped thereon.
07/18/2014 1:40PM
COUNTY CLERK, BEXAR COUNTY TEXAS



Gerard C. Rickhoff