

AFFIDAVIT FOR FILING DEDICATORY INSTRUMENTS

STATE OF TEXAS)
)
COUNTY OF MONTGOMERY)

KNOW ALL BY THESE PRESENTS:

WHEREAS section 202.006 of the Texas Property Code requires that a property owners' association file its dedicatory instruments in the real property records of the county in which the property is located, and

WHEREAS the Sonoma Ridge Homeowner Association is a property owners' association as the term is defined in the Texas Property Code and has property located in Montgomery County, Texas,

NOW THEREFORE, true copies of the following dedicatory instruments of the Sonoma Ridge Homeowner Association, which have not been previously filed in the public records of Montgomery County are attached hereto, including:

Sonoma Ridge Property Owners' Association Adopted February 1, 2012 Deed Restriction Fines Resolutions

FURTHER, other dedicatory instruments of the Sonoma Ridge Homeowner Association have already been filed in the public records of Montgomery County and this document is a supplement to previously filed documents.

SIGNED on this 25 day of March, 2012.

Signature: [Handwritten Signature]
By: Forest H. Townley, Jr.
Title: President, Sonoma Ridge Homeowner Association

STATE OF TEXAS)
)
COUNTY OF MONTGOMERY)

Given under my hand and seal of office this 25th day of March 2012, the undersigned authority personally appeared before me.



[Handwritten Signature]
Notary Public, State of Texas
Maricela Garcia
Printed Name

My commission expires: 6-17-15



SONOMA RIDGE
PROPERTY OWNERS' ASSOCIATION
Adopted February 2012
DEED RESTRICTIONS FINES RESOLUTIONS

Resolution 1: Be it resolved, that the Board of Directors has adopted the following regulations to address deed restriction violations in Sonoma Ridge Subdivision:

The following fine schedule will be applied to violations of any *deed restrictions*:

1st offense, resident will receive a warning letter requesting that the violation be corrected within 30 days of the date of the letter, or communicate with The Board to negotiate alternate arrangements if extenuating circumstances exist. Failure to do so will result in a \$25.00 fine.

2nd offense, of the same violation, will result in a \$25.00 fine and a request to correct the violation within 15 days or communicate with The Board to negotiate alternate arrangements if extenuating circumstances exist. Failure to do so will result in an additional \$50.00 fine.

3rd offense, of the same violation, will result in a request to attend a Board Meeting or correct the violation. Failure to attend such Meeting or to correct the violation within 10 days of date of the scheduled Board Meeting will result in assessment of an additional \$50.00 fine. Continued failure to correct the violation will result in additional fines of \$50.00 per month until the violation is corrected.

Resolution 2: Be it resolved, that the Board of Directors has adopted the following fine to address issues of public safety or damage to community property and reserves the right to go straight to a fine up to \$500 for violations in the Sonoma Ridge Subdivision:

Resolution 3: Be it resolved, that the Board of Directors has adopted the following fine to address issues of improper use of Compact Utility Vehicles to protect public safety or damage to community property and reserves the right to go straight to a fine up to \$100 for violations in the Sonoma Ridge Subdivision.

Rules regarding the use of Compact Utility Vehicles

These vehicles fall into two categories, ATVs and CUVs (both defined below).

The deed restrictions do not address the use of CUVs or Compact Utility Vehicles. The Board has been asked to rule on whether they are allowed to be used and if so create rules for their use on property other than that of the vehicle owner.

CUVs, ATV's and Golf Carts as defined below will be allowed on the roads of Sonoma Ridge under the following rules:

- 1) The vehicle must be operated under the supervision of an Adult at least 18 years of age.
- 2) The vehicle must be operated in a safe and courteous manner at all times.
- 3) The vehicle must be equipped as to allow for safe operation in the neighborhood.
- 4) The vehicle is not allowed to be used in the parks, nature trails, detention pond area or reserve areas, other than in designated parking areas, unless it is being used for special events, maintenance, or inspection purposes by property owner volunteers designated by the Board of Directors or its representative. If volunteers encounter other residents on the trails or reserve areas while performing maintenance or inspections the vehicle should be stopped to allow the residents to pass.
This designation may be granted on an indefinite or temporary basis to any resident or property owner requesting such designation at the sole discretion of the Board of Directors or their appointed representatives.
- 5) The owner of the vehicle accepts full responsibility for any and all consequences arising from the use of the vehicle.
- 6) Go Carts are not allowed to be used anywhere other than on the owner's property.

All-terrain Vehicle (ATV) as Defined by The Board of Directors

- 1) Motor vehicle that is: Equipped with and designed to propel itself with three or four tires in contact with the ground
- 2) Designed by the manufacturer for off-highway use by the operator only.
- 3) Not designed by the manufacturer for farming or lawn care.

Compact Utility Vehicle (CUV) as defined by the Board of Directors

- 1) A vehicle that is designed and intended for use in lawn care, agriculture, ranching, or property maintenance.
- 2) A vehicle equipped with a seat for multiple passengers as well as an attached cargo box as part of the vehicle to be used for carrying tools, supplies, and equipment.
- 3) A vehicle that has a top speed of not more than 20 mph.

A golf cart will be considered a CUV whether or not equipped with a cargo box.

Sonoma Ridge Homeowner Association
Sonoma Ridge Property Owners' Association
DEED RESTRICTIONS FINES RESOLUTION

STATE OF TEXAS

)
)
)

COUNTY OF MONTGOMERY

KNOW ALL PERSONS BY THESE PRESENTS:

WHEREAS, the Sonoma Ridge Homeowner Association / Sonoma Ridge Property Owners' Association ("Association") is charged with administering and enforcing those certain covenants, conditions and restrictions contained in the recorded Declaration of Covenants, Conditions and Restrictions for Sonoma Ridge for the various sections of the community (referred to collectively as "Declarations"); and

WHEREAS, chapter 209 of the Texas Property Code was supplemented effective February 1, 2012, to amend Section 209.003 ("Section 209.003") thereto regarding Association documents and covenants; and


WHEREAS, the Board of Directors of the Association ("Board") desires to establish a policy for deed restriction fines consistent with Section 209.003 and to provide clear and definitive guidance to property owners.

NOW, THEREFORE, the Board collectively has duly adopted the DEED RESTRICTIONS FINES RESOLUTION.

1. A supplement entitled DEED RESTRICTIONS FINES RESOLUTION has been adopted as of February 1, 2012 to the Declarations ARTICLE VI, Maintenance Fund by the Board collectively and shall be made part of ARTICLE VI Section 6.02 of said Declarations as Section 6.02(e). This provision provides that reasonable fines may be assessed by the Board for violation of the Declarations.

FILED FOR RECORD

04/13/2012 12:08PM




COUNTY CLERK
MONTGOMERY COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF MONTGOMERY

I hereby certify this instrument was filed in file number
sequence on the date and at the time stamped herein
by me and was duly RECORDED in the Official Public
Records of Montgomery County, Texas.

04/13/2012



County Clerk
Montgomery County, Texas