

**CHATEAU DIJON TOWNHOMES OWNERS ASSOCIATION  
EMERGENCY RESOLUTION REGARDING LEASING OF UNITS**

WHEREAS, the Board of Directors (the "Board") of Chateau Dijon Townhomes Owners Association ("Association") has the authority pursuant to Section 22.220 of the Texas Business Organizations Code and Section 6.5(1) of the Bylaws of the Association to take emergency action without a meeting by obtaining approval of a majority of the members of the Board;

WHEREAS, the property encumbered by this Resolution is that property restricted by the Declaration of Covenants Conditions and Restrictions for Chateau Dijon Townhomes, recorded in the Official Public Records of Real Property of Bexar County, Texas, under Volume 1178, Pages 376-433, as same has been or may be amended and/or supplemented from time to time ("Declaration"); and

WHEREAS, the Board of the Association believes it is prudent to take emergency action to adopt certain rules to regulate the use, occupancy, or leasing of Units pursuant to such authority in Chapter 82 of the Texas Property Code, Section 82.102(a)(7); and

WHEREAS, unless otherwise defined herein, capitalized words shall have the same meaning as defined in the Declaration or the Texas Property Code, as applicable.

NOW THEREFORE, BE IT RESOLVED, the Board approves emergency action and resolves to adopt the following rules to regulate the use, occupancy, or leasing of Units in the Association:

LEASING OF UNITS. Unit leases are subject to conditions, restrictions, and limitations, as follows:

(a) Term. Leases must be for a term of at least 12 months.

(b) Entire Unit. Unit owners may not lease any portion of a unit constituting less than the entire unit.

(c) Lease Agreement. The unit owner must:

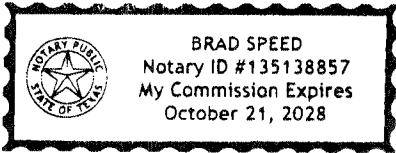
(1) include a clause in the lease agreement that the lease is subject to the Association's Declaration, Bylaws, and Rules and Regulations;

(2) furnish a copy of the Rules and Regulations to his or her lessee(s) at the time of the execution of the lease and inform the lessee(s) that all lessees are subject to all of the rules and regulations of Chateau Dijon Townhomes; and

(3) furnish the name and telephone number of his or her lessee(s) and a copy of the lease agreement that includes the lease term to the Association not later than 30 days after the date of the execution of the lease

(d) Unit Owner Liability. The unit owner is solely liable to the Association for any fines for violation of our Declaration, Bylaws, or Rules and Regulations or any charges for damage to the common elements incurred by his or her lessee(s). An owner may take any recourse that he or she wishes against his or her lessee(s) for any such fines or charges for which the owner is liable.

(e) Leasing Agent. The unit owner must provide the name, address, and telephone number of each leasing agent employed by the owner, within five (5) days of date of contracting with such leasing agent. Notice to a leasing agent shall be deemed notice to the respective unit owner.



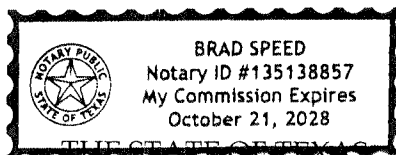
**CHATEAU DIJON TOWNHOMES  
ASSOCIATION OWNERS ASSOCIATION**

By: Laura Schneider  
Printed: Laura Schneider  
Its: President

THE STATE OF TEXAS §  
§  
COUNTY OF BEXAR §

BEFORE ME, the undersigned notary public, on this 25<sup>th</sup> day of November personally appeared LAURA SCHNEIDER, President of Chateau Dijon Townhomes Owners Association, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that s/he executed the same for the purpose and in the capacity therein expressed.

[Signature]  
Notary Public in and for the State of Texas

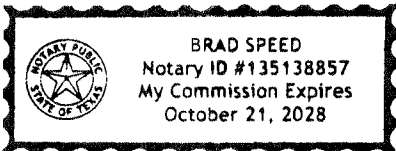


By: Ramiro De Leon  
Printed: Ramiro De Leon  
Its: Vice President

THE STATE OF TEXAS §  
§  
COUNTY OF BEXAR §

BEFORE ME, the undersigned notary public, on this 25<sup>th</sup> day of November personally appeared Ramiro De Leon, Vice President of Chateau Dijon Townhomes Owners Association, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that s/he executed the same for the purpose and in the capacity therein expressed.

[Signature]  
Notary Public in and for the State of Texas

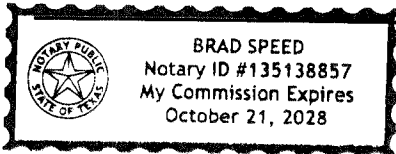


By: Jean Brooks  
Printed: Jean Brooks  
Its: Secretary

THE STATE OF TEXAS §  
§  
COUNTY OF BEXAR §

BEFORE ME, the undersigned notary public, on this 25<sup>th</sup> day of November personally appeared Jean Brooks, Secretary of Chateau Dijon Townhomes Owners Association, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that s/he executed the same for the purpose and in the capacity therein expressed.

[Signature]  
Notary Public in and for the State of Texas

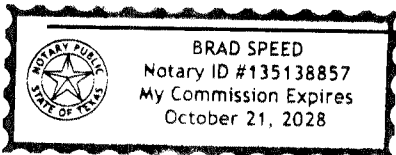


By: Dolores Villarreal  
Printed: Dolores Villarreal  
Its: Treasurer

THE STATE OF TEXAS §  
§  
COUNTY OF BEXAR §

BEFORE ME, the undersigned notary public, on this 25<sup>th</sup> day of November personally appeared Dolores Villarreal, Treasurer of Chateau Dijon Townhomes Owners Association, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that s/he executed the same for the purpose and in the capacity therein expressed.

[Signature]  
Notary Public in and for the State of Texas



By: Diane Parma  
Printed: Diane Parma  
Its: Member at Large

THE STATE OF TEXAS §  
§  
COUNTY OF BEXAR §

BEFORE ME, the undersigned notary public, on this 25<sup>th</sup> day of November personally appeared Diane Parma, Director at Large of Chateau Dijon Townhomes Owners Association, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that s/he executed the same for the purpose and in the capacity therein expressed.

[Signature]  
Notary Public in and for the State of Texas

**File Information**

**eFILED IN THE OFFICIAL PUBLIC eRECORDS OF BEXAR COUNTY  
LUCY ADAME-CLARK, BEXAR COUNTY CLERK**

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Any provision herein which restricts the sale or use of the described real property because of race is invalid and unenforceable under Federal law

STATE OF TEXAS, COUNTY OF BEXAR

I hereby Certify that this instrument was eFILED in File Number Sequence on this date and at the time stamped hereon by me and was duly eRECORDED in the Official Public Record of Bexar County, Texas on: 11/26/2024 10:22 AM



*Lucy Adame-Clark*  
Lucy Adame-Clark  
Bexar County Clerk