



Townhome, if any, which the Board is required to maintain and repair hereunder, each Co-Owner shall, at his sole costs and expense, maintain and repair his Townhome, keeping the same in good condition;”

**WHEREAS**, Section 14(n) states in relevant part “Maintenance, upkeep and repairs of any Patio Space shall be the sole responsibility of the Co-Owner and shall not be, in any manner, the responsibility of the Board of the Council of Co-Owners”;

**WHEREAS**, certain Co-Owners have enclosed their patio, balcony, or terrace so as to create additional interior space in their Townhome;

**WHEREAS**, certain Co-Owners have made improvements to their patio, balcony, or terrace (i.e. installed tile/flooring, faucets, drains, etc.); and

**WHEREAS**, the Chateau Dijon Townhome Owners Association, Inc., desires to hereby establish rules and regulations related to the responsibility for the maintenance, upkeep, repair, and replacement of patios, balconies, and terraces and to additionally provide clear and definitive guidance to the Co-Owners.

**NOW THEREFORE**, the Board has duly adopted the following Rules and Regulations related to the responsibility for the maintenance, upkeep, repair, and replacement of patios, balconies, and terraces and to additionally provide clear and definitive guidance to the Co-Owners:

**I.**

**Policy**

1. Patios, balconies, and terraces that are currently enclosed shall be maintained, repaired, and replaced at the sole expense of the Co-Owner. The Association shall have no responsibility to maintain, repair, or replace patios, balconies, or terraces that have been enclosed;

2. Co-Owners that have modified patios, balconies, or terraces (i.e. installed tile/flooring, faucets, drains, etc.) shall be responsible for all maintenance, repair, or replacement of any modifications. In addition, any damages caused by the modification(s) to the patio, balcony, or terrace or the surrounding common areas shall be the responsibility of the Co-Owner to maintain, repair, and replace. All other maintenance, repair, and replacement of modified patios, balconies, and terraces shall be the responsibility of the Association. Any damage caused to a patio, balcony, or terrace modification during the discharge of the Association’s duty to maintain, repair or replace such patio, balcony, or terrace shall be the sole responsibility of the Co-Owner to repair or replace.

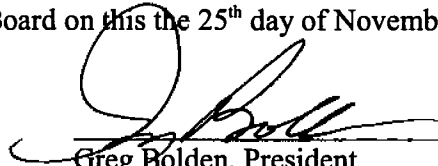
3. No Co-Owner shall enclose, modify, or otherwise improve a patio, balcony, or terrace without the prior written approval of the Association’s Board of Directors.

II.

Supplement

These rules and regulations related to the responsibility for the maintenance, upkeep, repair, and replacement of patios, balconies, and terraces may be supplemented from time to time by the Board of Directors of the Association. These rules and regulations are effective upon recording in the Official Public Records of Bexar County, Texas, and shall control over any policy regarding the maintenance, upkeep, repair, and replacement of patios, balconies, and terraces which may have previously been in effect. All other provisions contained within the Association's Rules and Regulations concerning the maintenance, upkeep, repair, and replacement of patios, balconies, and terraces, or any other dedicatory instruments of the Association shall remain in full force and effect.

Approved and adopted by the Board on this the 25<sup>th</sup> day of November, 2019.

  
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Greg Bolden, President  
Chateau Dijon Townhomes Owners Association,  
Inc.

STATE OF TEXAS

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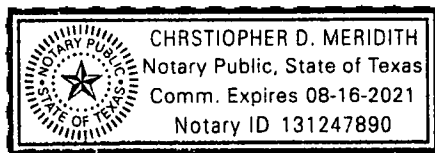
COUNTY OF BEXAR

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Before me, the undersigned authority, on this day personally appeared Greg Bolden, President of Chateau Dijon Townhomes Owners Association, Inc., a Texas non-profit corporation, known to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that he 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 the 25<sup>th</sup> day, of November, 2019.



  
\_\_\_\_\_  
Notary Public, State of Texas

Christopher Meridith  
Printed Name

My commission expires: 08/16/2021

**File Information**

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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: 11/25/2019 2:40 PM



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