

**NOTICE OF FILING for the  
CHATEAU DIJON TOWNHOMES OWNERS ASSOCIATION, INC.**

**STATE OF TEXAS                   §  
   §  
COUNTY OF BEXAR           §**

**WHEREAS**, all of the property located in the Chateau Dijon Townhomes is subject to that certain Declaration of Covenants, Conditions and Restrictions recorded as Document No. 914249, and as amended, in the Official Condominium Records of Bexar County, Texas, (the "Declaration");

**WHEREAS**, in accordance with the Declaration, the Chateau Dijon Townhomes Owners Association, Inc., a Texas nonprofit corporation (the "Association") was created to administer the terms and provisions of the Declaration. Unless the Declaration or applicable law expressly provides otherwise, the Association acts through a majority of its board of directors (the "Board");

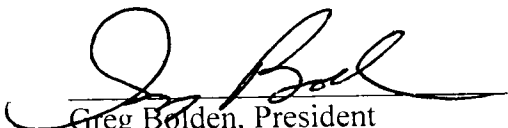
**WHEREAS**, the Association is empowered to enforce the restrictive covenants, bylaws, or similar instruments governing the administration or operation of the Association (collectively, the "Dedictory Instruments");

**WHEREAS**, subsequent to the filing of the original Dedictory Instruments the Association has identified, through experience, elements in the current Dedictory Instruments that hinder effective management of the Condominium regime because they are not included, are unclear or inadequate;

**WHEREAS**, Section 202.006 of the Texas Property Code provides that a condominium association must file each Dedictory Instrument governing the Association that has not been previously recorded in the real property records of the county(s) in which the Condominiums are located;

**NOW, THEREFORE**, the Board of the Association hereby declares that Property within the Condominiums are to be held, sold and conveyed subject to the following easements, restrictions, covenants, and conditions, all of which are for the purpose of enhancing and protecting the value, desirability and attractiveness of the Condominium regime. These easements, covenants, restrictions and conditions run with the Property and are binding upon all parties having or acquiring any right, title, or interest in the Property or any part thereof, their heirs, successors and assigns, and inure to the benefit of each Owner thereof.

Approved and adopted by the Board on this 6 day of December, 2021.

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

STATE OF TEXAS

§

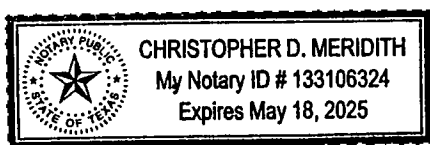
§

COUNTY OF BEXAR

§

Before me, the undersigned authority, on this day personally appeared Greg Bolden, President of the Chateau Dijon Townhomes Owners Association, Inc., a Texas nonprofit corporation, known to be the person and officer whose name is subscribed to the foregoing Notice of Filing 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 stated.

Given under my hand and seal of office this 6th day of December, 2021.



*Christopher D. Meridith*  
Notary Public, State of Texas

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# EXHIBIT 1

**DOG RUN USE POLICY for the  
CHATEAU DIJON TOWNHOMES OWNERS ASSOCIATION, INC.**

**STATE OF TEXAS** §  
§  
**COUNTY OF BEXAR** §

**WHEREAS**, all of the property located in the Chateau Dijon Townhomes is subject to that certain Declaration of Covenants, Conditions and Restrictions recorded as Document No. 914249, and as amended, in the Official Condominium Records of Bexar County, Texas, (the "Declaration");

**WHEREAS**, in accordance with the Declaration, the Chateau Dijon Townhomes Owners Association, Inc., a Texas nonprofit corporation (the "Association") was created to administer the terms and provisions of the Declaration. Unless the Declaration or applicable law expressly provides otherwise, the Association acts through a majority of its board of directors (the "Board");

**WHEREAS**, the Association is empowered to enforce the restrictive covenants, bylaws, or similar instruments governing the administration or operation of the Association (collectively, the "Dedictory Instruments");

**WHEREAS**, Article 14(s) of the applicable Declaration empowers the Association, acting through the Board of Directors to adopt Rules and Regulations concerning the management and administration of the Project for the use and enjoyment of the owners;

**WHEREAS**, Section 7.1(a) of the applicable Bylaws empowers the Association, acting through the Board of Directors to adopt Rules and Regulations governing the use of the common areas and facilities and the personal conduct of the members and their guests thereon;

**WHEREAS**, Section 82.102(a)(7) empowers the Association, acting through the Board of Directors to adopt and amend rules regulating the use, occupancy, leasing or sale, maintenance, repair, modification, and appearance of units and common elements, to the extent the regulated actions affect common elements or other actions;

**WHEREAS**, Section 1(a) of the applicable Declaration defines “Townhome” in relevant part as “Each Townhome is numbered as shown on the Plan, and the Boundaries of each Townhome shall be and are the interior surfaces of the perimeter walls, floor, ceiling and the exterior surfaces of balconies, patios, and terraces; and a Townhome includes both the portion of the building so described and the airspace so encompassed:

**WHEREAS**, Section 1(f) defines “Common Elements” as “all of the Property except for the Townhomes”;

**WHEREAS**, the Chateau Dijon Townhome Owners Association, Inc., desires to hereby establish rules and regulations related to the responsibility of owners and occupants as it relates to dogs and use of the dog run in the condominium regime and to additionally provide clear and definitive guidance to the Co-Owners.

**NOW THEREFORE**, the Board has duly adopted the following *Dog Run Use Policy* (the "Policy"):

### **DOG RUN USE POLICY**

- Use of dog run is at the individuals' own risk.
- Children under the age of 12 must be accompanied by an adult.
- Glass containers are not allowed in the dog run.
- All dogs must have current rabies, be licensed and inoculated as required by local, county or state statute, ordinance or health code, and should be healthy and free of any disease.
- Dogs must be attended at all times while in the dog run.
- All dogs must be properly leashed when entering and leaving the dog run. All dogs shall be leashed when on the condominium regime when outside the owner and/or occupants' unit and outside of the dog run.
- Dog owners/handlers must be in possession of a leash at all times while inside the dog run.
- Dogs must wear a properly fitted collar and/or harness at all times while in the dog run. Metal, spike, and/or shock collars are not allowed while in the dog run.
- Dog owners/handlers are responsible for picking up and disposing of all of their dogs' waste.
- Dog owners/handlers are responsible, and personally liable, for the actions and behavior of their dogs at all times, including but not limited to any damages caused to the condominium regime. Dog owners are encouraged to obtain liability insurance.
- Dogs with a known tendency for aggression must wear a properly fitted muzzle at all times while in the dog run.
- Dogs showing any signs of aggression must be leashed and immediately removed from the dog run.

This Policy is effective upon recordation in the Official Public Records of Bexar County, Texas.

# **EXHIBIT 2**





**WHEREAS**, Section 7(h) states “The Board, for the benefit of the Property and the Co-Owners, shall enforce the provisions hereof and shall acquire and shall pay out of the Maintenance Fund hereinafter provided for the following: (h) Painting, maintenance, and repair and all landscaping of the Common Elements and exterior surfaces of Townhomes...the Board shall have the exclusive right and duty to acquire the same for the Common elements”;

**WHEREAS**, Section 9 of the Declaration states “Except for those portions of the 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**, 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 utility maintenance lines and to additionally provide clear and definitive guidance to the Co-Owners.

**NOW THEREFORE**, the Board has duly adopted the following *Utility Line Maintenance Policy* (the “Policy”):

### **UTILITY LINE MAINTENANCE POLICY**

At Chateau Dijon Townhomes the connecting pipes and/or wiring of public utility services entering and exiting all units, whether these connections to utility lines first merge with those of other units before they reach the common areas or travel directly from the individual unit to the common area, are, once they exit the individual unit, the responsibility of the Association as they are considered a part of the Common Area at that specific location where they extend beyond the exterior walls (and ceiling and floor space) of the said unit in question.

Association coverage does not extend to private usage items such as extensions for washing machines or flues for dryers or chimneys for fireplaces which remain the sole responsibility of the owner.

In the event of any conflict between this Policy and any Dedicatory Instrument of the Association, this Policy controls.

This Policy is effective upon recordation in the Official Public Records of Bexar County, Texas.

**File Information**

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

**Document Number:** 20210345075  
**Recorded Date:** December 13, 2021  
**Recorded Time:** 1:14 PM  
**Total Pages:** 10  
**Total Fees:** \$58.00

**\*\* THIS PAGE IS PART OF THE DOCUMENT \*\***

**\*\* Do Not Remove \*\***

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: 12/13/2021 1:14 PM



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