

AMENDED AND RESTATED RULES AND REGULATIONS
for
CHATEAU DIJON TOWNHOMES

SECTION I
GENERAL INFORMATION

Sec. 1.1. ASSOCIATION. Chateau Dijon Townhomes Owners Association is a Texas nonprofit Association formed to manage the affairs of the Association for the benefit of the Condominium Property and the Unit Owners. Unit Owners have a duty to comply with the provisions of the Association's Declaration, Bylaws, and Rules and Regulations. The members of the Association are the Owners of the two hundred and six (206) Units that comprise the Condominium Regime.

Sec. 1.2. PRINCIPAL ADDRESS. The principal address of the Association and management office is:

Chateau Dijon Townhomes Owners Association
7711 Broadway Street, Unit B 22
San Antonio, TX 78209 – 3205
Office Hours: Monday – Friday (8 a.m. to 4 p.m.)
Telephone: (210) 824-6308
EMERGENCY AFTER HOURS PHONE: 210-464-5434
Email: propertymanager@chateau-dijon.com
WEBSITE: <http://chateau-dijon.com>

Sec. 1.3. UNIT. The boundaries of a Unit are the interior surfaces of the Unit's perimeter walls, floors, and ceilings and the exterior surfaces of balconies, patios and terraces. The air space, interior partitions, and other fixtures and improvements within the boundaries of a Unit are part of the Unit. The Owner has exclusive ownership of his or her Unit. However, structural components, i.e., weight bearing walls, are Common Elements subject to the control of the Association.

Sec. 1.4. COMMON ELEMENTS. The Common Elements include all the Property, except the Units. Limited Common Elements include closets and storage areas.

Sec. 1.5. NOTICES. Any notice required or permitted to be delivered to a Unit Owner by the Association may be delivered either personally, by email, or by mail. If delivery is made by mail, it will be deemed to have been delivered upon deposit in the United States mail to the mailing

address that has been provided in writing to the Association, or to the Unit Owner's Unit if no mailing address has been provided to the Association. Mailing addresses for purposes of receiving notices may be changed by Unit Owners from time to time by notice in writing to the Association.

Sec.1.6. LAW ENFORCEMENT. The Chateau Dijon Townhomes Owners Association is not responsible for enforcing criminal laws or city ordinances. Violations should be reported to the appropriate law enforcement agency. Suspicious activity, criminal activity, disorderly conduct, or loud noise on the property should be reported to the San Antonio Police Department (911 or 210-207-7273). Dangerous or aggressive dogs, animal nuisances, or animal noise nuisances on the property should be reported to the San Antonio Code Enforcement Services (311 or 210-207-7881). Any such unlawful or nuisance activities should also be reported to the Association Manager.

Sec. 1.7. INSURANCE. A policy or policies of insurance is purchased by the Association, specifically for the Common Elements. Unit Owners are responsible for purchasing insurance for their Units and improvements and personal property whether located in their Units or located on the Common Elements such as vehicles, motorcycles, bicycles, and items in storage cabinets. Chateau Dijon Townhomes Owners Association is not an insurer of any Unit Owner's real or personal property and does not provide insurance coverage for any Unit Owner's real or personal property.

Sec. 1.8. UTILITY LINE MAINTENANCE POLICY. The connecting pipes and/or wiring of public utility services entering and exiting all the 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 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.

Sec 1.9. OWNER RESPONSIBILITY. Unit Owners are responsible for the plumbing fixtures, household appliances, the Unit's air conditioning system components, skylights, and other interior mechanical equipment located inside the boundaries of this/her Unit. A member of the maintenance staff must be present to allow access and monitor work performed on roofs (AC compressors and skylights) to ensure compliance with safety standards and roof warranties. Owners are responsible for any damage to other units and the common elements that are caused by water leaks from their units. Unit owners shall pay for damage to the condominium caused by negligence or willful misconduct of the owner, an occupant of the owner's unit, or the owners or occupants' family, guests, employees, contracted agents, or invitees.

Sec. 1.10. WORK ORDERS. Unit Owners must fill out work order requests for common area repairs online through our website <https://chateau-dijon.com/work-order.html>

Work orders will be prioritized based on urgency.

Maintenance emergencies such as power outages, water leaks, or elevator issues need to be reported directly to Maintenance at 210-464-5434.

Sec. 1.11. UTILITIES. **Water** is paid for by the Association. **Electricity:** Each Unit Owner is obligated to pay for his/her Unit's monthly sub-metered portion of the Association's total monthly electric bill. See electricity payment details in Section 5.3. **Natural gas** utility costs for your AC unit during winter are covered by the Association.

Sec. 1.12. AFTER-HOURS MAINTENANCE EMERGENCY: See Sec. 5.4 for charges. After-hour emergencies are situations that require immediate action to prevent significant damage, injury, or safety hazards. The following are considered after-hours emergencies: Any active water leak, power outage to the entire building, (not controlled by CPS), damage to the main gate that does not allow passage, no water at all (not controlled by SAWS), active gas leak, and roof access for emergency malfunctioning AC unit repairs.

SECTION2

REQUIRED UNIT OWNER INFORMATION

Sec. 2.1. OWNER INFORMATION. Each Unit Owner must provide the Association with the following information:

a) Required Information. Not later than the 30th day after the date of acquiring an interest in a Unit and upon request by the Association from time to time, a Unit Owner must provide the Association with the following information:

- (1) the Unit Owner's mailing address, telephone number, email address, and driver's license number.
- (2) the name and address of any holder of a lien against the Unit, and any loan number.
- (3) the name and telephone number of any person occupying the Unit other than the Unit Owner.
- (4) the vehicle make, model, and plate information for vehicles that will be parked on the Property.

b) Unit Owner Information Form. Unit Owner Information forms are available in the management office for the use and convenience of Unit Owners in providing the required information to the Association.

c) Change in Information. The Unit Owner must notify the Association in writing no later than the 30th day after the date the Unit Owner has notice of a change in any information, identified in Section (a) above.

Sec. 2.2. LEASING OF UNITS. Unit leases are subject to conditions, restrictions, and limitations, as follows:

a) Term. The lease 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 lessee(s) are subject to all the rules and regulations of Chateau Dijon Townhomes.
3. Furnish the office with the name, telephone number, mailing address, and e-mail address of each person who will reside in the Unit and the commencement date and term of the lease not later than 30 days after the date of the execution of the lease.
4. 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 damages to the common elements incurred by his or her lessee(s). An owner may take any recourse that he or she wished against his or her lessee(s) for any such fines or charges for which the owner is liable.
5. Leasing Agent/Property Management Companies. The unit owner must provide the name, address, e-mail and telephone number of each leasing agent/property manager employed by the owner, within five (5) business days of date of contracting with such lease agent/property manager. Notice to a leasing agent shall be deemed notice to the receptive unit owner.

SECTION 3
USE AND APPEARANCE OF THE COMMON ELEMENTS

Sec. 3.1. BALCONIES AND PATIOS. Unit owners must comply with our balcony and patio rules, to maintain a high standard of quality and uniformity in the condition and appearance of the property as follows:

- a) Walls. No material or object of any kind may be affixed to or placed on the balcony or patio walls.
- b) Ceilings. No material or object of any kind may be affixed to or placed on balcony or patio ceilings except hanging planters and/or hummingbird feeders using only liquid food. Unit Owners are responsible for any damage caused by such attachment and the safety of the attachment. Windchimes are not permitted.
- c) Columns, Awnings, Railings, Fences, and Partitions. No material, plant, or object of any kind may be affixed to or placed on, in, or over balcony and patio columns, awnings, railings, partitions, or fence doors. However, Owners may reinforce railings with green or black vinyl coated garden fencing to protect children and small pets. Product: Everbilt 28" x 50".
- d) Storage. Nothing may be stored on balconies or in patios including, but not limited to, brooms, mops, storage boxes, ice chests, or household furniture or appliances of any kind.
- e) Plant Containers. Plant containers must be raised or placed in a saucer-type container that prevents water from accumulating under the plant container. Unit Owners are responsible and liable for any damage to the Common Elements or other Units caused by standing water or water leakage on or from their balconies or patios.
- f) Plants. Artificial plants and live plants are permitted. Dead or partially dead plants, plants in poor condition, or empty plant containers are not permitted on balconies and patios. Patio plants should be trimmed in height to keep under the height of the balcony or walkway above to keep a neat appearance and not obstruct views.
- g) Barbeque Grills. Only electric barbeque grills that do not have an open flame are permitted on balconies and patios. A non-combustible lid that fits over the entire surface of the barbeque grill is required. Barbeque grills using open flames are not permitted anywhere on the Condominium Property for any purpose. Electric barbeque grills are permitted only on balconies and patios.
- h) Clean and Sightly Condition. Each Unit Owner must maintain and repair his or her Unit's balcony or patio and keep it in a clean and slightly condition. The Association may pay out of the maintenance fund for rectifying an unclean and unsightly balcony or patio condition that is reasonably necessary in the discretion of the Board to protect the Common Elements or preserve the appearance and value of the Property if the Unit Owner has failed or refused to do so within the time specified in the written notice provided to the Unit Owner. The Association may levy a special assessment against the Unit for the cost of restoring the balcony or patio to a clean and slight condition.

- i) Roll Down Sunscreens & Awnings. No roll down sunscreens or awnings may be installed by an Owner unless it is approved by the Board of Directors. Approved roll down sunscreens and awnings are the sole responsibility of the Owner to maintain, repair and replace. Contact the management office for the list of approved vendors.
- j) Outdoor Drying of Clothes Prohibited. Outdoor drying of clothes, swimsuits, towels, or other items not permitted on balcony rails, patio fences, or anywhere else on the Common Elements.
- k) Furniture. Furniture must be appropriate and designed for balcony and patio use, kept in good condition, and in keeping with the décor of the total environmental. Household furniture, stackable plastic chairs, or furniture designed for purposes other than balcony or patio use is not permitted on balconies and patios.
- l) Balconies. Enclosed balconies shall be maintained, repaired, and replaced at the sole expense of the Owner. Owners with modified balconies (i.e. installed tile/flooring, faucets, drains, and owner installed storage closets etc.) shall be responsible for all maintenance, repair, or replacement of any modifications.
- m) Patios. Owners have the right to paint and redecorate the interior surface of the fence around their patio space. Maintenance, upkeep, and repairs of any Patio space shall be the sole responsibility of the Owner.

Sec. 3.2. HALLWAYS AND WALKWAYS. Unit Owners must comply with the Association's walkway and hallway rules, to maintain safety of ingress and egress and a high standard of quality and uniformity in the appearance of walkways and hallways, as follows:

- a) Doormats. Owners in Building 7709 may not place doormats or other objects at their Unit entrance doors or in the hallways. Owners in Buildings 7707 and 7711 may place appropriate doormats outside the Unit's entrance doors but may place no other object at the Unit's entrance doors or in the walkways or stairways.
- b) Walls. Nothing may be affixed to or placed on walls in Building 7709 hallways or Buildings 7707 and 7711 walkways.
- c) Plants. Unit Owners may not place plants, live or artificial, or any other items at their Unit entrance doors or anywhere else in Building 7709 hallways or Buildings 7707 and 7711 walkways. Plants may be placed and maintained in these areas by the Association pursuant to an overall plan that ensures safety, unobstructed ingress and egress, and enhancement of the appearance of the areas in a professional and uniform manner.
- d) Lockboxes. No key lockboxes are permitted in the Common Elements. Lockboxes should be placed on the front door of the Unit only.
- e) Items on Front Doors. One or more religious items may be displayed on the entry door of a Unit if the item displayed is motivated by the Owner's or residents' sincere religious belief if the item displayed does not extend past the outer edge of the door frame. Additionally, no display will be allowed that (1) threatens the public health or safety, (2) hinders the opening

or closing of any entry door or (3) contains language, graphics, or any display that is patently offensive to a passerby for reasons other than its religious content. Additionally, an Owner or resident may not use a material or color for an entry door or door frame of the Owner's or resident's dwelling or make an alteration to the entry door or door frame that is not authorized by the restrictive covenants governing the dwelling. Additionally, door knockers and wreaths are allowed.

Sec. 3.3. PETS. Dogs, cats, and other household pets must be kept inside Units. Owners may not have more than three (3) pets. When taken outside anywhere in the Common Elements, dogs and cats must be on a leash or crated and under the direct control of their Owners at all times. Owners must clean up after their pets at all times. Pet Stations are available in the Park Area and Dog Run.

Sec. 3.4. DOG RUN. Owners and occupants must comply with the following dog run rules:

- a) Use of dog run is at the individuals' own risk.
- b) Children under the age of 12 must be accompanied by an adult. Glass containers are not allowed in the dog run.
- c) 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.
- d) Dogs must be attended at all times while in the dog run.
- e) 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.
- f) Dog owners/handlers must be in possession of a leash at all times while inside the dog run.
- g) 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.
- h) Dog owners/handlers are responsible for picking up and disposing of all their dogs' waste.
- i) 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 damage caused to the condominium regime. Dog owners are encouraged to obtain liability insurance.
- j) Dogs with a known tendency for aggression must wear a properly fitted muzzle at all times while in the dog run.
- k) Dogs showing any signs of aggression must be leashed and immediately removed from the dog run.

Sec. 3.5. MOTOR VEHICLES. Unit Owners must comply with the following motor vehicle rules:

- a) Towing. Motor vehicles on the property that are not in operating condition or do not have a current license plate and inspection sticker are subject to towing at the vehicle Owner's expense in accordance with the Texas Occupations Code or any successor statute and the Association's Parking and Towing Policy.
- b) Speed Limit. The speed limit on the Property is 10 miles per hour.
- c) Fluid Leaks. Vehicles leaking oil or other fluids are a safety hazard. Unit Owners are personally liable for any personal injury or property damage caused by oil or other fluids leaking from their motor vehicles. If the Association gives written notice of an unsafe or unsightly condition caused by leaking oil or other fluids to an Owner and the Owner fails to correct the condition within the time specified in written notice given to the Owner, the Association may correct the condition at the Owner's expense. Any vehicle leaking oil or other fluids seven (7) days after notice is given to the Owner or posted on the vehicle, may be towed at the Owner's expense in accordance with the Texas Occupations Code or any successor statute and the Association's Parking and Towing Policy.
- d) Chateau Dijon Decal. Unit Owners' motor vehicles must have a visible Chateau Dijon decal placed inside the windshield.
- e) Vehicle Repairs. Major repairs of motor vehicles must be performed off-site. Vehicles may not be placed on blocks or jacks.

Sec. 3.6. PARKING. Unit Owners must comply with the following parking rules:

- a) Assigned Parking Spaces. Unit Owners shall use the covered parking space(s) assigned to their respective Units. Covered parking spaces are assigned to Units as shown in the Parking Layout Plans for each Building as identified in Exhibit B of the Association's Declaration.
- b) Storage Cabinets. Unit Owners in Buildings 7707 and 7711 may use the storage cabinets that are located within their assigned covered parking space(s).
- c) Guest Parking. Guests of Unit Owners may park in the uncovered guest parking areas for not more than forty-eight (48) hours unless the Unit Owner obtains approval from the management office for a guest to park for a longer period. Any vehicle parked in the uncovered guest parking area that occupies more than one parking space is subject to towing in accordance with the Texas Occupations Code or any successor statute and the Association's Parking and Towing Policy.
- d) Unauthorized Vehicles. Unauthorized vehicles parked in assigned parking spaces or guest parking areas or any vehicle parked in driveways or fire lanes are subject to towing at the

vehicle owner's expense, in accordance with the Texas Occupations Code or any successor statute and the Association's Parking and Towing Policy. Storage of trailers, campers, RVs, boats and similar items are not permitted. No flammable or explosive materials may be placed in the parking spaces, including but not limited to propane tanks.

Sec. 3.7. BICYCLES. Bicycles are subject to the following restrictions:

- a) Storage. Bicycles may be stored or kept on balconies or on patios. Bicycles may also be stored in designated covered parking spaces so long as they do not obstruct other parking spaces or pedestrian access to Common Elements. Bicycles racks and/ or cages are also provided in the covered parking areas. The Association is not responsible for bicycles being kept on the Condominium Property.
- b) Use. Bicycles may not be used or operated anywhere on the Property except for the purpose of transportation directly from a carport to a point outside the Property, or from a point outside the Property directly to a carport. Bicycles may not be ridden on sidewalks and other walkways.

Sec. 3.8. MOTORCYCLES. Motorcycles, motorbikes, motor scooters or other similar vehicles may not be operated anywhere on the Property, except on the paved roadways and except for the purpose of transportation directly from a carport to a point outside the Property, or from a point outside the Property directly to a carport. No unlicensed motorcycle, motorbike, motor scooter or similar vehicle may be operated on the Property.

Sec. 3.9. SKATEBOARDS AND SCOOTERS. Skateboards and scooters may not be used or operated anywhere on the Property for any purpose.

Sec. 3.10. SWIMMING POOLS. Use of the swimming pools is subject to the following swimming pool rules:

- a) Pools may be used every day from 7:00 a.m. to 10:00 p.m.
- b) PERSONS USING THE POOLS DO SO AT THEIR OWN RISK.
- c) There is no lifeguard. Unit Owners and residents are responsible for the safety of their guests.
- d) Only Owners, residents and guests may use the pool areas. Guests must be accompanied by an Owner or resident and children under twelve (12) years of age must be always accompanied by an adult.
- e) Only plastic containers are permitted in the pool areas.
- f) Swimwear must be customary and appropriate.

- g) Pets are not permitted in the pool areas.
- h) Loud noise, running, horseplay, or other nuisances causing activities are not permitted in the pool areas.
- i) Trash must be placed in the trash receptacles.
- j) Pool safety equipment may be used only in cases of emergency. For safety reasons, paddleboards, surfboards, and other similar objects are not permitted in the pool areas. Inflatable floats or foam fun noodles are acceptable.

Sec 3.11. SMOKING. Smoking is prohibited in the Common Element amenities, including the swimming pools, tennis courts, and dog run, as well as the immediate adjoining areas. The Board requests that Owners smoking elsewhere in the Common Elements be courteous to their neighbors.

Sec. 3.12. TENNIS COURTS. Use of the tennis courts is subject to the following rules:

- a) Tennis courts can be used every day from 7:00 a.m. to 10:00 p.m.
- b) People using the tennis courts do so at their own risk
- c) Pets are not permitted on the tennis courts.
- d) Skateboards, scooters, jogging, or other activities or games of any kind are not permitted on the tennis courts.
- e) Trash must be placed in the trash receptacles.
- f) The code for opening the tennis court gate, which changes from time to time, may be obtained from the management office.
- g) The gate must be locked and the lights turned off before leaving the tennis courts.
- h) Only Owners, residents and their guests may use the tennis courts. Guests must be always accompanied by a resident.

Sec. 3.13. TRASH AND RECYCLABLE MATERIALS PICK-UP. Trash and recyclable material pick- up rules are as follows:

- a) Trash valet pickup – three times a week. (Subject to change).

Trash receptacles are also available by the mailboxes in 7707 & 7711 and in the covered parking area at 7709.

- b) Trash may be placed only inside the trash closets or in the trash receptacles that have been placed on the Property for purposes of trash pick-up.
- c) Trash placed in the trash closets must be tied securely in plastic bags weighing no more than forty (40) pounds each.
- d) All trash closets are limited Common Elements.
- e) For large items or amounts of trash, please contact the management office so arrangements can be made to pick up the item **and** dispose of it directly in the Associations dumpster. Very large items such as furniture or construction debris must be disposed of off-site by Owners at Owner expense.

Sec. 3.14. OPEN HOUSES PROHIBITED. Open houses, estate sales, or other events for purposes of leasing or selling Units, or for marketing or selling personal items or services to the public are prohibited.

Sec. 3.15. SIGNS. Pursuant to Section 259.002 of the Texas Elections Code, political sign display rules are as follows:

- a) Unit Owners may not display a political sign anywhere on the Common Elements, which are owned in common by the Unit Owners and maintained by the Association.
- b) Unit Owners may display political signs not larger than four (4) feet by six (6) feet in the Unit windows.
- c) No political sign may be displayed prior to the 90th day before, or after the 10th day following the date of the election to which the sign relates.
- d) Unit Owners may not display more than one sign for each candidate or ballot measure.
- e) Political signs may not contain roofing material, siding, paving materials, flora, one or more balloons or lights, or any other similar building, landscaping, or nonstandard decorative components.
- f) Political signs may not be attached in any way to plant material, a traffic control device, a light, a trailer, a vehicle, or any other existing structure or object.
- g) Political signs may not include the painting of architectural surfaces.
- h) Political signs may not threaten the public's health or safety.
- i) Political signs may not violate the law.
- j) Political signs may not contain language, graphics, or any display that would be offensive to an ordinary person.

- k) Political signs may not be accompanied by music or other sounds or by streamers or be distracting to motorists.
- l) In the event an Owner displays a political sign in violation of these rules, the Association may, but is not required to remove the sign at the Owner's expense.
- m) Political signs may not be displayed in the front of any Unit. No other visible signs are permitted.

Sec. 3.16. FLAGS. Pursuant to Section 202.012 of the Texas Property Code, flag display rules are as follows:

- a) Unit Owners may not install or erect a flag or flagpole anywhere on the Common Elements, which are owned in common by the Unit Owners and maintained by the Association.
- b) Only the flag of the United States of America, the flag of the State of Texas, or any official or replica flag of any branch of the United States Armed Forces may be flown.
- c) The flag of the U.S. must be displayed in accordance with 4 U.S.C. Sections 5-10.
- d) The flag of the State of Texas must be flown in accordance with Chapter 3100 of the Texas Government Code.
- e) A displayed flag and the flagpole on which it is flown must be maintained in good condition and any deteriorated flag, or deteriorated or structurally unsafe flagpole, must be repaired, replaced or removed.

Sec. 3.17 HOLIDAY DECOR. Holiday décor can be displayed up to thirty (30) days before a major and established holiday, decorations can be installed in windows and on balconies and railings. The decorations must be removed within fourteen (14) days of the holiday. No decorations are permitted on the ground at a Unit's front door, which is part of the Common Element corridor and can be a trip hazard.

Sec 3.18. COMMON ELEMENT STORAGE. No personal items may be stored anywhere in the Common Elements or Limited Common Elements except as outlined within the Rules and Regulations (i.e., parking space storage lockers, trash closets, and bicycles).

SECTION 4
USE AND APPEARANCE OF THE UNITS

Sec. 4.1. USE OF UNIT. Each Unit must be used as a residence for a single family and for no other purpose.

Sec. 4.2. UNIT WINDOW TREATMENTS. Only drapes, blinds, shades, or shutters are allowed on Unit windows. Sheets or any other types of windows covering may be used for no longer than thirty (30) days. The color of window treatments exposed to the outside must be in the white or gray color spectrum.

Sec. 4.3. UNIT MAINTENANCE AND REPAIR VENDORS. Unit Owners and their maintenance and repair vendors must comply with the following rules:

a) Vendor Work Hours & Movers.

Maintenance or repair work performed by vendors for residents are as follows:

Monday through Friday - 8:00 a.m. to 6 p.m.

Saturdays: 9:00 a.m. to 4 p.m.

Sundays: No work may be performed on Sundays except for emergency repairs. Unit Owners are responsible for ensuring that any vendors hired for construction work in their unit keep the common areas clean.

Movers are permitted **Monday through Sunday 8:00 a.m. to 6:00 p.m.** Moving vendors must use stairs and not elevators and should also move the truck as necessary to not block any vehicles in a parking space. When moving in or out, please notify the management office at least one business day in advance.

b) Work During Regular Business Hours/Sign-In and Sign-Out. For work performed during regular business hours of the management office, vendors must sign in at the management office before performing the work and sign out when the work is completed.

c) Work Outside Regular Business Hours/Advance Notice. For work performed outside of regular business hours of the management office, Unit Owners must inform the management office in advance of the name of the vendor and the date and time the work is to be performed.

- d) Unit Owner Liability. Unit Owners are responsible for and liable to the Association for any harm or damage to its employees or the Common Elements caused by or in connection with their vendors performing work on their Units.

Sec. 4.4. UNIT WATER TURN-OFF.

Turn-Off Times. Unit water may be turned off for Unit plumbing repairs on the 2nd and 4th Wednesdays of each month from 10:00 a.m. to 2:00 p.m. Unit Owners must notify the management office at least twenty-four (24) hours in advance to request water turn- off during these times.

Emergency Turn-Off. Arrangements must be made with the management office for water turn-off for urgent or emergency plumbing repairs. Unit Owners will be charged for expenses incurred by the Association for urgent or emergency plumbing repairs to the extent that such repairs are the responsibility of the Unit Owner.

Sec. 4.5. FAILURE TO MAINTAIN AND REPAIR UNIT. Each Owner must maintain and repair his or her Unit, keeping it in good condition, at his or her own expense. If the Unit Owner fails to do so, the Association may perform such maintenance and repair with prior notice to the Unit Owner, as follows:

(a) Unit Repair by Association. The Association shall pay out of the maintenance fund for maintenance and repair of any Unit that is reasonably necessary at the discretion of the Board to protect the Common Elements or preserve the appearance and value of the Property if the Unit Owner has failed or refused to perform such maintenance and repair within the time specified in written notice provided to the Unit Owner. The Association shall levy a special assessment against the Unit for the cost of such maintenance and repairs.

(b) Unit Water Leaks. The Association may enter a Unit, after providing reasonable advanced written or personal notice to the Owner and occupant of the Unit, to prevent or terminate waste of water purchased by the Association as a common expense or to perform maintenance and repairs to the Unit that, if not performed, may result in increased damage by water to the Common Elements. The Association shall levy a special assessment against the Unit for the cost of such maintenance and repair to the extent that such maintenance and repair is the responsibility of the Unit Owner.

Sec. 4.6. EMERGENCY UNIT ENTRY BY ASSOCIATION/UNIT KEY. The Association may enter a Unit without notice for bona fide emergency purposes when conditions present an imminent risk of harm or damage to the Common Elements, another Unit, or the occupants. Unit Owners may provide the management office with a key to their Unit to avoid incurring expenses for obtaining emergency Unit entry by other means, such as using a locksmith. Unit keys will be kept in a locked enclosure and will be used only in the event of an emergency.

Sec. 4.7 ALTERATION OF UNIT. A Unit Owner may make interior improvements or alterations to his or Unit that do not impair the structural integrity or mechanical systems or lessen the support of any portion of the building.

- a) **Required Application For Alteration Forms:** The Unit Owner must submit to the Board a completed Application for Alterations form for approval of the following: remodeling projects that involve structural alterations (such as wall removal) that require city permit to ensure the structural integrity and safety of the building, electrical modifications requiring city permits, new washer/dryer installation requiring city permits, bathtub conversion to shower units requiring city permits, and roll down shades or awnings.
- b) An Alteration of Unit Form is available in the management office. Within thirty (30) days after receipt of a completed application, the Board will inform the Unit Owner in writing whether the proposed alteration is approved or disapproved. The Board shall retain a file copy of the application to include the Board's decision on approval or disapproval, the plans and specifications for the proposed alteration, and a copy of the city permit (if required). Approval of the alteration is not a representation that the alteration is structurally sound or is of a particular quality.
- c) **Prohibited Alterations.** Certain improvements or alterations to Units will not be approved or permitted, including, but not limited to, improvements or alterations that will:
 - 1. increase the rate of insurance on the Common Elements, resulting in the cancellation of insurance on any Unit, or violating any law;
 - 2. alter or impair the roofs in any manner such as installation of skylights or outside vented clothes dryers or other outside vented appliances;
 - 3. alter or impair the Common Element plumbing infrastructure;
 - 4. require electrical capacity that exceeds the existing electrical capacity of the main panels that control electrical power to the buildings; or
 - 5. change the exterior appearance of a unit's windows and doors without the prior written approval of the Board of Directors.

d) Heating and Air Conditioning Equipment. All heating and air conditioning (HVAC) equipment to the extent possible, shall be powered by natural gas only. Any such equipment previously converted to be powered by electricity must be powered by natural gas when replaced.

e) Washers and Dryers. Washer and dryer installations are permitted with prior written approval of the Board. An Alteration of Unit Form is not required if existing plumbing for the washer and dryer is present. However, the Unit Owner must submit an Alteration of Unit Form to install a new plumbing hook up. The name of the insured and bonded plumber and any permits required by the city must be included with the alteration form. The installation of a ventless dryer does not require submission of an Alteration of Unit Form. Any other type of dryer that requires special electricity will require submission of an Alteration of Unit Form for consideration by the Board.

f) Removal of Intervening Partition in Adjoining Units. A removal of partitions or creation of apertures in intervening walls of adjoining Units is not an alteration of the boundaries of a Unit. With respect to voting, each Unit so joined remains entitled to one vote per Unit.

g) Maintenance and Repair. Owners who make any alterations or Unit improvements to a Unit that deviates from the Unit as originally constructed by the developer are responsible for the maintenance and repair of those alterations and improvements.

Sec. 4.8. UNAUTHORIZED ALTERATION OF UNIT. If unauthorized work to alter a Unit is commenced or completed without prior written approval of the Board, the Association may pay out of the maintenance fund for a structural evaluation by a licensed contractor, architect, or engineer and the remedy of any determined violations that are reasonably necessary in the discretion of the Board to protect the Common Elements or preserve the appearance and value of the property that the Unit Owner has failed or refused to remedy within the time specified in written notice given to the Unit Owner. The Association may levy a special assessment against the Unit for the cost of any such evaluation and/or remedy.

Sec. 4.9. ENTRANCE DOORS. Exterior entrance Unit doors are part of the Common Elements. It is the Association's policy to ensure that all exterior Unit Doors are compliant with city code requirements and to ensure a standard of uniformity in the overall appearance of the building. Unit Owners are prohibited from installing Unit entrance doors without prior written approval from the Board of Directors.

Sec. 4.10. SMOKE DETECTORS. Per City of San Antonio ordinance, Owners must have a minimum of one smoke detector installed in every bedroom in the Unit.

Sec. 4.11. FIREPLACES.

- a. Fireplaces shall be maintained, repaired, and replaced at the sole expense of the Unit Owner. The Association shall have no responsibility to maintain, repair, or replace fireplaces within a Townhome.
- b. To ensure safe operation, owners who plan to use their fireplace must have it inspected **annually** by a certified fireplace/chimney company. Written evidence of such inspection and the safe and proper operating condition of the fireplace shall be delivered to the Association's management office.
- c. Unit Owners that use a fireplace within a Townhome without first providing written evidence of such inspection and the safe and proper operating condition of the fireplace shall be fined the sum of \$500.00 per occurrence.
- d. 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.

SECTION 5

POLICIES AND PROCEDURES

Sec. 5.1. VIOLATION OF DECLARATION, BYLAWS OR RULES/ FINE. Each Unit Owner has an obligation to comply with the Association's Declaration, Bylaws, and Rules and Regulations. The Association's enforcement policy is as follows:

a) Violation Notice. Before the Association levies a fine for violation of the Association's Declaration, Bylaws, or Rules and Regulations, the management office shall mail or deliver a written notice by certified mail return receipt requested ("CMRRR") to the Owner and, if applicable, the tenant or Occupant of the Unit:

- 1) the violation and stating the amount of the proposed fine;
- 2) stating that not later than the thirtieth (30th) day after the date of the notice, the Owner may request a hearing before the Board of Directors to contest the fine; and
- 3) allowing the Owner a reasonable time, by a specified date, to cure the violation and

avoid the fine, if the fine is of curable nature; provided however, that if the Owner was given notice and a reasonable opportunity to cure a similar violation within the preceding twelve (12) month period, the fine may be levied immediately without giving the Owner a reasonable time in which to cure the violation.

b) The Association must give notice of the fine(s) levied to the Owner not later than the thirtieth (30th) day after the date a fine has been levied against the Owner. All fines will be due and payable immediately as of the date of the notice stating that a fine has been levied, regardless of whether a hearing is requested. If a fine is levied for a violation that can be cured by the Owner and Owner does not cure the violation within the prescribed time period, the fine will be due and payable immediately on the date that the period for curing the violation ends, regardless of whether a hearing is requested. In the event an Owner requests a hearing within thirty (30) days after the date of the notice, the Board of Directors, at its discretion, and after hearing all the evidence, may determine that:

1. the fine is reasonable;
2. the amount of the fine should be lowered, in which case the Owner will receive a partial refund; or
3. the fine should be refunded in its entirety.

c) Any fine levied against an Owner, pursuant to the fining policy set out herein, shall become part of the assessments for which the Owner is responsible for payment, which said assessments are secured by a continuing lien in favor of the Association.

d) In addition to the authority to impose fines for violations of the provisions of the Governing Documents, the Association shall have all the rights and remedies provided for in the Governing Documents or which may be available at law or in equity, including the right to file suit against any Owner and/ or tenant of an Owner who has violated any term of the Governing Documents.

e) The Board may take immediate and appropriate action, without giving notice as required against violations of the Governing Documents which, in the Board's opinion, are (i) self-evident, such as a vehicle parked illegally or in violation of posted signs; (ii) threatening life or property; or (iii) repeat violations of the same provision by the same Owner to whom prior notices and demands have been given for the same violation.

f) Fine. The fine is \$50.00 per violation for each month that a violation continues after the date of the

Violation Notice letter. Payment of the fine does not relieve the Unit Owner of the obligation to cure the violation. Fireplace violation per occurrence is \$500.

- g) Liability of Unit Owner. The Unit Owner is responsible and liable to the Association for violations of the Association's Declaration, Bylaws, and Rules and Regulations by the Owner's tenants or other occupants of the Owner's Unit or the Owner's or occupant's family, guests, employees, agents, or invitees, and for costs incurred by the Association to obtain compliance including attorney fees, whether or not suit is filed. In addition, the Board may bring suit to request a court order to cure the violation and recover all court costs, attorneys' fees and costs including expert witnesses.

Sec. 5.2. MONTHLY ASSESSMENT COLLECTION POLICY. Each Unit Owner is obligated to timely pay monthly assessments for common expenses without demand by the Association. The Association's monthly assessment collection policy is as follows:

- a) Due Date. Monthly assessment payments are due by the 1st day of the month on which they are due ("Due Date").
- b) Late Fee. If the monthly assessment is not paid by the 15th day of the month in which it is due, a late fee of \$50.00 will be charged.
- c) Interest. A monthly assessment that is not paid by the 30th day of the month in which it is due will accrue interest at the rate of 18% per annum or the highest rate allowed by law, whichever is lower, relating back to the Due Date.
- d) Past Due Notice. A Past Due Notice will be mailed or emailed to a Unit Owner who has not paid his or her monthly assessment by the 15th day of the month in which it is due, addressed to the Owner's mailing address or email address that has been provided in writing to the Association, or to the Owner's Unit if no mailing address has been so provided, informing the Owner of the delinquency;
 - 1) that the delinquent account will be referred to the Association's attorney for collection if it is not paid in full by the 30th day after the date of the Past Due Notice, allowing the Owner 45 days after the Due Date to pay the delinquent account without incurring collection costs and attorney fees; and
 - 2) that if not so paid, the delinquent account will be referred to the attorney for collection, and thereafter:
 - 3) all contact with the Owner must be by and through the attorney, and neither the manager nor any Board member or employee of the Association may discuss

collection of the delinquent account with the Owner unless the attorney is present or has consented to the contact.

- 4) all collection costs and attorney fees incurred by the Association will be added to the delinquent account.
- 5) all sums paid on the delinquent account must be paid to the Association through and in care of the attorney; and
- 6) if the Owner has not paid the account in full within the time frame specified in the attorney's letter demanding payment from the Owner, the attorney is hereby authorized to bring any and all actions available against the Owner personally as a debt for collection of all sums owed to the Association and/ or foreclose the Association's assessment lien by any and all methods available, including non-judicial foreclosure against the Owner's Unit and rents and insurance proceeds received by the Owner and relating to the Unit.

Sec. 5.3. ELECTRIC BILL COLLECTION POLICY. Each Unit Owner is obligated to timely pay his or her Unit's monthly sub-metered portion of the Association's total monthly electric bill. The Association's electric bill collection policy is in accordance with applicable provisions of San Antonio City Public Services Rules and Regulations dated August 26, 2002, copies of which are available in the management office, and are as follows:

- a) Due Date. Electric bill payments are due by the 1st day of the month on which the payment is due ("Due Date").
- b) Past Due. If an electric bill is not paid in full in the late payment amount specified on the electric bill by the 30th day of the month in which it is due, a Disconnection Notice will be mailed to the Owner.
- c) Disconnection of Service. Electric service to the Owner's Unit will be disconnected if a delinquent bill has not been paid in full or a deferred payment plan has not been realized by the scheduled disconnection date.
- d) Deferred Payment Plan Default. If a Unit Owner does not fulfill the terms of any deferred payment plan that was entered into after the Disconnection Notice was issued, electric service to the Owner's Unit will be disconnected and the Disconnection Notice will suffice as notice to the Unit Owner of such disconnection.
- e) Special Circumstances. Electric services will not be disconnected in the following special circumstances:
 - 1) If an "extreme weather emergency" occurs, which means a period when the previous day's temperature did not exceed 32 degrees Fahrenheit and the

temperature is predicted to remain at or below 32 degrees Fahrenheit for the next twenty-four (24) hours according the National Weather Service reports; or if the National Weather Service has issued a heat advisory for the county and for two (2) days following the termination of such advisory; and

- 2) If an Owner who permanently resides in the Unit establishes that a person permanently residing at the Unit is "ill or disabled" and would become "seriously ill or more seriously ill" if service is disconnected, via a statement by the Owner attesting to such circumstance submitted to the Association within twenty-six (26) days of the date of the electric bill, and the Owner thereafter enters into a deferred payment plan with the Association
- f) Reestablishment of Service: Before electric service is reestablished after disconnection for delinquent bill, the Unit Owner must pay or make satisfactory payment arrangements with the Association for full payment of the delinquent bill and all the costs of discontinuing and reestablishing service.

Sec. 5.4. CHARGES.

No cash is accepted under any circumstances. Charges to Unit Owners include, but are not limited to, the following:

- a) Returned Check: \$50.00
- b) Gate Opener: \$60.00 (point of sale)
- c) Mailbox Key Replacement: \$35.00 (point of sale)
- d) Assessment Late Payment Fee: \$50.00
- e) Property Damage Charge: Any levy for damage to common elements
- f) Resale Certificate fee: \$300.00
- g) Questionnaire fee: \$75.00
- h) Transfer fee: \$200.00
- i) Pest Control Fee: Interior service is charged to Owner as per Pest Control fee charged for that Unit.
- j) After-hour emergency service calls will be charged to homeowners should the problem NOT originate in the Common Elements - \$200 flat rate to cover a minimum of 2 hours and \$100 per each additional hour.
- k) Fireplace violation: \$500 per occurrence

Sec. 5.5. DEFINITION OF ASSESSMENT. "Assessment" means regular, further assessments, special assessments, fines, late fees, interest, collection costs and reimbursements, attorney's fees, property damage charges, and any other amount due to the Association, all of which are enforceable as assessments. Any such assessment levied by the Association against a Unit is a personal obligation of the Unit Owner and is secured by the Association's assessment lien on the Owner's Unit and rents and insurance proceeds received by the Unit Owner and relating to the Owner's Unit.

Sec. 5.6. APPLICATION OF PAYMENTS TO ASSOCIATION. Payments received by the Association from Unit Owners will be applied to their respective accounts according to the following order of priority:

- a) Delinquent Assessment
- b) Delinquent Special Assessments
- c) Delinquent Further Assessments
- d) Delinquent Electric Bills
- e) Current Monthly Assessment
- f) Current Special Assessment
- g) Current Further Assessments
- h) Current Electric Bills
- i) Attorney fees and collections costs
- j) Fines
- k) Charges

Sec. 5.7. EXAMINATION OF FINANCIAL RECORDS.

1. In compliance with the Declaration, the Association maintains accounts of the receipts and expenditures of the Association specifying the maintenance and repair expenses of Common Elements and any other expenses incurred by the Association. Both the books and vouchers accrediting the entries made on the Associations financial records are made available for examination by the Unit Owners or a person designated in a Writing signed by the Owner as the Owner's agent, attorney, or certified public accountant (the "Owner's Representative") in accordance with the following provisions:

- a. Request. An Owner or the Owner's Representative must submit a written request for access or information.
- b. The written request must be sent by certified mail to the mailing address of the Association: or to the authorized representative of the Association as reflected on the most current Management Certificate of the Association filed of record in accordance with Section 82.116 of the Texas Property Code.
- c. The written request must describe with sufficient detail the books and records of the Association t h a t are requested; and
- d. The written request must state whether the Owner or the Owner's Representative elects to inspect the requested books and records before obtaining copies or have the Association forward copies of the requested books and records.

2. Election to Inspect. If an inspection is requested, the Association must send written notice to the Owner or the Owner's Representative of dates during normal business hours so that the Owner or the Owner's Representative may inspect the requested books and records. Such written notice must be sent on or before the tenth (10th) business day after the date the Association receives the request, unless the Association sends a notice to the Owner or Owner's Representative in accordance with Section 4 below.

3. Election to Obtain Copies. If copies of the identified books and records are requested, the Association must produce copies of the requested books and records on or before the tenth (10th) business day after the date the Association receives the request, unless the Association sends a notice to the Owner or Owner's Representative in accordance with Section 4.

4. Inability to Produce Records Within 10 Days. If the Association is unable to produce requested books and records on or before the tenth (10th) business day after the date the Association receives the request; the Association must provide written notice to the Owner or the Owner's Representative that:

- a. informs the Owner or the Owner's Representative that the Association is unable to produce the requested books and records on the day before the tenth (10th) business day after the date the Association received the request; and
 - b. states a date by which the requested books and records will be sent or made available for inspection, which date shall not be later than the fifteenth (15th) business day after the date such notice is given
5. Extent Of Books and Records. The Association must produce books and records requested by an Owner or an Owner's Representative to the extent those books and records are in the possession, custody or control of the Association.
6. Time of Inspection; Copies. If an inspection of books and records is requested or required, the inspection will take place at a mutually agreed time during normal business hours. At the inspection, the Owner or the Owner's Representative may identify the books and records to be copied and forwarded. The Association must thereafter make copies of such books and records at the cost of the Owner and forward them to the Owner or the Owner's Representative.
7. Format. The Association may produce books and records requested by an Owner or an Owner's Representative in hard copy, electronic or other format reasonably available to the Association.
8. Costs. The Association may charge an Owner for the compilation, production or reproduction of books and records requested by the Owner or the Owner's Representative, which costs may include all reasonable costs of materials, labor, and overhead. Costs will be billed at the rates established by Title 1 of the Texas Administrative Code, Section 70.3 ("Section 70.3"), assume may be amended from time- to-time. As of the date of this Policy, the rates set forth below are established by Section 70.3. Should the rates set forth in Section 70.3 ever be different than in this policy (either through amendment or error by this policy) then the current rates set forth in Section 70.3 shall control.

Labor charges for locating, compiling, and reproducing requested data	\$15 per hour
Overhead Charge	20% of labor costs
Postage	Actual Cost
Copies	\$0.10 per regular page, \$0.50 for oversized pages

9. Advance Payment of Estimated Costs. The Association must estimate the costs of compiling, producing and reproducing books and records requested by an Owner or an Owner's Representative based on the rates set forth in Section 8 above. The Association may require advance payment of the estimated costs of compiling, producing and reproducing the requested books and records.

10. Actual Costs.

10.1. If the actual costs of compiling, producing and reproducing requested books and records are less than or greater than the estimated costs, the Association will submit a final invoice to the Owner on or before the thirtieth (30th) business day after the date the requested books and records are delivered.

10.2. The final invoice includes additional amounts due from the Owner; the Owner is required to pay the additional amount to the Association before the thirtieth (30th) business day after the date the invoice is sent to the Owner.

10.3. If the final invoice indicates that the actual costs are less than the estimated costs, the Association must refund the excess amount paid by the Owner no later than the thirtieth (30th) business day after the date the invoice is sent to the Owner.

10. 4. If the Owner fails to pay the Association the additional amounts shown in the final invoice in accordance with Subsection 10.1 above, the Association may add the additional amount to the Owner's assessment account as an assessment.

11. Books and Records Not Required to be Produced

11.1. An attorney's files and records relating to the Association, excluding invoices requested by an Owner for attorney's fees and other costs relating only to a matter for which the Association seeks reimbursement of fees and costs from the Owner, are not records of the Association and are not subject to inspection by the Owner or production in a legal proceeding. To the extent the requested information is not located in meeting

minutes, unless an Owner whose records are subject of a request provides express written approval to the Association or unless a court order is issued directing either the release of books and records or that books and records be made available for inspection, the Association is not required to release or allow inspection of books and records that

- a) identify the history of violations of dedicatory instruments of an individual Owner;
- b) disclose an Owner's personal financial information, including records of payment or nonpayment of amounts due to the Association;
- c) disclose an Owner's contact information or Owner's address;
- d) disclose information related to an employee of the Association, including personnel files; or
- e) constitutes attorney work product or that is privileged as attorney-client communication.

11.2. In addition, information may be released in an aggregate or summary manner that will not identify an individual property Owner.

12. Business Day. As used in this policy, "business day" means a day other than a Saturday, Sunday or state or federal holiday.

Sec. 5.8. CONFLICTS. These Rules and Regulations are intended to comply with the Association's Articles of Incorporation, Declaration, Bylaws, and Federal and Texas Laws. In case of an irreconcilable conflict, such documents and statutes control over the Rules and Regulations.

The undersigned, being the President and Secretary of Chateau Dijon Townhomes Owners Association, do hereby certify that these Amended and Restated Rules and Regulations for Chateau Dijon Townhomes were adopted by a majority of the Board of Directors at a meeting of the Board duly called and held on the 22nd day of October 2025 at which a quorum was present.

IN WITNESS WHEREOF, I have hereunto subscribed my name on the date shown below.

Chateau Dijon Townhomes Owners Association

By:

Name:

Laura Schneider
Laura Schneider, President

By:

Name:

Patricia Cowley
Patricia Cowley, Secretary

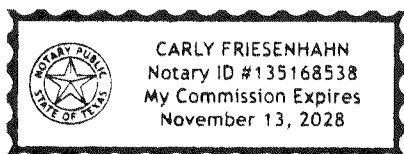
THE STATE OF TEXAS §

§

COUNTY OF BEXAR §

Before me, the undersigned authority, on this day personally appeared Laura Schneider, President of Chateau Dijon Townhomes Owners Association, a Texas nonprofit corporation, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and considerations therein expressed and in capacity therein and herein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE of this day 22 October 2025



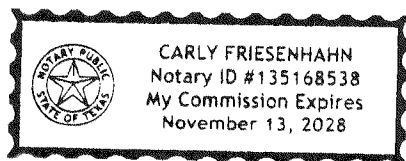
Carly Friesenhahn

Notary Public in and for the State of Texas

THE STATE OF TEXAS §
 §
COUNTY OF BEXAR §

Before me, the undersigned authority, on this day personally appeared Patricia Cowley, Secretary of Chateau Dijon Townhomes Owners Association, a Texas nonprofit corporation, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and considerations therein expressed and in capacity therein and herein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE of this day 22 October 2025



Carly Friesenhahn

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**

Document Number: 20250197124
Recorded Date: October 22, 2025
Recorded Time: 4:18 PM
Total Pages: 29
Total Fees: \$133.00

**** 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: 10/22/2025 4:18 PM



Lucy Adame-Clark
Lucy Adame-Clark
Bexar County Clerk