



BALCONY & PATIO AWNINGS & ROLL DOWN SHADE SCREEN RESOLUTION

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 laws 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"). Capitalized terms in this Resolution shall have the same meaning as defined in the Dedictory Instruments unless otherwise defined herein;

WHEREAS the Dedictory Instruments empower the Board to determine the necessary and proper equipment for the Common Elements;

WHEREAS the Board determines the Awnings and Roll-Down Shade Screens are not necessary and proper equipment for the Common Elements; however, the Owners may, at their own cost and expense, install, repair, replace, or remove Awnings and Roll-Down Shade Screens subject to this Resolution;

NOW THEREFORE, the Board hereby declares that the removal, replacement, repairs and/or installation of all Awnings and Roll-Down Shade Screens are solely at the Owner's expense and not the Association's.

POLICY

It will be conditionally permitted on a pre-approved basis under the following provisions:

- 1) Owners must complete and submit the Chateau Dijon Unit Alteration Form and receive a formal approval letter from the Association.



2) Awnings and frames, screens and stabilization rod kit must be ordered through one of the following vendors:

Lone Star Awning

The Chism Company

3) Labor, install, repair, or removal must be executed by the following vendors:

Lone Star Awning

The Chism Company

4) Screens: A stabilizing rod kit must also be included so the screen does not flap around in the wind.

5) Awnings: A frame must also be included for the awning to be tight onto.

6) The installed product by the *The Chism Company* must be *Express Screens & Awnings* in 'Tan' fabric and *Rainier Cable Series 3*.

7) The installed awning by *Lone Star Awning* must be *Sunbrella Canvas* in the color of the previous awning or matching in 'sand' color.

8) Screens: The width of the screen should be the width of the balcony/patio area.

9) The expense to purchase, maintain, repair, remove and replace any awning or roll down shade is the sole responsibility of the owner and not the Association.



Chateau Dijon
TOWNHOMES OWNERS ASSOCIATION
7711 BROADWAY, SUITE 228 • SAN ANTONIO, TX 78209

10) Shade screens should be rolled up when not being utilized.

11) Damaged awnings or screens (by wind, hail, age, fire, mold) will need to be removed or replaced within 3 months at the owner's expense.

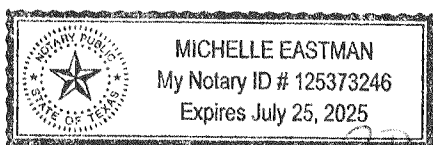
We hereby certify that we are the duly elected, qualified, and acting Board of the Association and that the foregoing Balcony & Patio Awnings & Roll Down Shade Screen Resolution was approved via unanimous written consent of the Board as set forth above and now appears in the books and records of the Association, to be effective upon recording in the Official Public Records of Real Property of Bexar County, Texas.

TO CERTIFY which witness my hand this the 30 day of August, 2024.

CHATEAU DIJON TOWNHOMES 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 30 day of August 2024 personally appeared Laura Schneider, President of Chateau Dijon Townhomes Owners Association, know to me the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purpose and in the capacity therein expressed.

Michelle Eastman



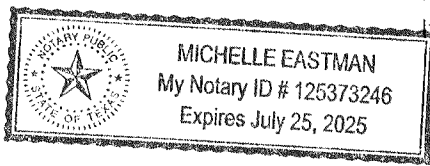
Chateau Dijon
TOWNHOMES OWNERS ASSOCIATION
7711 BROADWAY, SUITE 228 • SAN ANTONIO, TX 78209

TO CERTIFY which witness my hand this the 30 day of August, 2024.

CHATEAU DIJON TOWNHOMES OWNERS ASSOCIATION

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

THE STATE OF TEXAS
COUNTY OF BEXAR



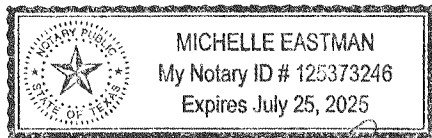
BEFORE ME, the undersigned notary public, on this 30 day of August 2024 personally appeared Ramiro DeLeon, Vice President of Chateau Dijon Townhomes Owners Association, know to me the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purpose and in the capacity therein expressed.

TO CERTIFY which witness my hand this the 30 day of August, 2024.

CHATEAU DIJON TOWNHOMES OWNERS ASSOCIATION

By: Jean Brooks
Printed: Jean Brooks
Its Secretary

THE STATE OF TEXAS
COUNTY OF BEXAR



BEFORE ME, the undersigned notary public, on this 30 day of August 2024 personally appeared Joanie Brooks, Secretary of Chateau Dijon Townhomes Owners Association, know to me the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purpose and in the capacity therein expressed.



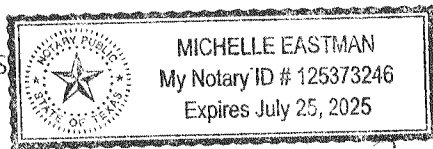
Chateau Dijon
TOWNHOMES OWNERS ASSOCIATION
7711 BROADWAY, SUITE 228 • SAN ANTONIO, TX 78209

TO CERTIFY which witness my hand this the 30 day of August 2024.

CHATEAU DIJON TOWNHOMES
OWNERS ASSOCIATION

By: Dolores J. Villarreal
Printed: Dolores J. Villarreal
Its Treasurer

THE STATE OF TEXAS
COUNTY OF BEXAR



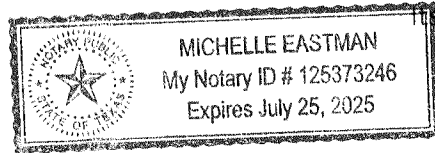
BEFORE ME, the undersigned notary public, on this 30 day of August 2024 personally appeared Dolores Villarreal, Treasurer of Chateau Dijon Townhomes Owners Association, know to me the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purpose and in the capacity therein expressed.

TO CERTIFY which witness my hand this the 30 day of August, 2024.

CHATEAU DIJON TOWNHOMES
OWNERS ASSOCIATION

By: Diane Parma
Printed: Diane Parma
Member at Large

THE STATE OF TEXAS
COUNTY OF BEXAR



BEFORE ME, the undersigned notary public, on this 30th day of August 2024 personally appeared Diane Parma, Director of Chateau Dijon Townhomes Owners Association, know to me the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purpose and in the capacity therein expressed.

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: 9/3/2024 10:42 AM



Lucy Adame-Clark
Lucy Adame-Clark
Bexar County Clerk