

**UNANIMOUS WRITTEN CONSENT OF DIRECTORS OF
LOST SPRINGS PROPERTY OWNERS ASSOCIATION, INC.**

Article 1396-9.10 of the Texas Non-Profit Corporation Act provides that unless otherwise restricted by the Articles of Incorporation or Bylaws, any action required or permitted to be taken at any meeting of the Board of Directors may be taken without such a meeting if a consent, in writing, setting forth the action so taken is signed by all members of the Board of Directors. Accordingly, pursuant to such statutory authority, the undersigned, being all of the members of the Board of Directors of Lost Springs Property Owners Association, Inc. a Texas non-profit corporation, (hereinafter referred to as the "Association"), do hereby consent to the adoption of the following Resolution by consent of all Members of the Board of Directors as of the effective date of this unanimous consent.

RESOLUTION

WHEREAS, Lost Springs Ranch is a subdivision located in Hays County, Texas and platted according to the plat thereof recorded in Book 7, Page 211 and Book 7, Page 283 of the Plat Records of Hays County, Texas (the "Addition"); and

WHEREAS, Section 1.40) of the Declaration of Covenants and Restrictions (herein called the "Restrictions") applicable to all lots in Lost Springs Ranch states, in pertinent part:

"No noxious or offensive activity shall be undertaken within the Addition, nor shall anything be done which is or may become an annoyance or nuisance in the neighborhood. Nothing in this sub-paragraph shall prohibit an owner's use of a residence for quiet, inoffensive activities, so long as such activities are in compliance with all governmental and zoning requirements and does not interfere with adjoining homeowners' use and enjoyment of their residences and yards."

and

WHEREAS, Paragraph 11.1 of the Bylaws of Lost Springs Property Owners Association, Inc. gives the Board of Directors of the Association the right to make rules that are in furtherance of the purposes of the Association as set forth in the Restrictions including the power...

"(a) ... (to) adopt and publish the Association Rules, including regulations governing the use of the Association Property and facilities, and the personal conduct of the Members and their guests thereon, and to establish penalties for the infraction thereof;"

and

WHEREAS, the Board recognizes that the adoption of such Rules in furtherance of the provisions of the Declaration is consistent with the Board's responsibilities and in the best interests of all property owners within the subdivision;

and

WHEREAS, a Unanimous Written Consent of Directors of Lost Springs Ranch Property Owners Association, Inc. were adopted on May 27, 2009;

and

WHEREAS, the Board finds that an immediate need exists for the amendment of said rules and penalties to enforce the Restrictions and protect each owner's quiet use and enjoyment of his or her property as guaranteed by the Restrictions:

THE FOLLOWING RULES ARE HEREBY ADOPTED TO BE EFFECTIVE IMMEDIATELY:

1. Quiet hours in the Addition begin at 7:00 p.m. during the months of October through April and 8:00 p. m. during the months of May through September. Quiet hours end at 7:00 a.m. on weekdays and 9:00 a.m. on weekends and holidays.
2. The riding or operation of dirt bikes anywhere within the Addition is expressly prohibited at all times.
3. Swimming Pool Rules.

Quiet hours shall apply to (a) all construction within the Addition, (b) the operation of chain saws, power blowers and other equipment that typically emits noise audible from properties adjacent to the affected property, (c) the playing of loud music at the pool; and (d) the operation of all non-prohibited motorized vehicles that typically emit noise audible from properties adjacent to the affected property, including vehicles powered by gasoline, diesel, or batteries. All reasonable efforts should be made to muffle such vehicles. Owners who give parties are asked to be respectful of their neighbors after 10:00 p.m.

Penalties for infractions will be as follows: first violation - written warning from the Board of Directors. Second violation - owner will be fined \$100. Each subsequent violation will result in additional fines in an amount to be determined by the Board. These penalties are in addition to all other powers granted to the Board and the Association to enforce the Restrictions.

SWIMMING POOL RULES

Hours - 6 a.m. to 10 p.m. The swimming pool opens on April 15 and closes on October 15.

Pool/Pavilion use is restricted to Lost Springs Ranch property owner and their guests.

Guests must be accompanied by property owner at all times.

Members 13- to 18-years-old are limited to 2 guests at all times.

Children under 13-years-old must be accompanied by an adult or legal guardian who is 18- years-old or older.

No:

- Eating or drinking in pool
- Consumption of alcohol at any time in the pool area and all common areas of LSR
- Smoking within fenced area
- Glass containers within fenced area
- Pets within fenced area, nor within 20 feet of fenced area, even on leash
- Running or rough play
- Rollerblades, skateboards, bikes, etc.
- Foul language
- Trash must be disposed of in proper containers.
- All radios, etc. to be maintained at a volume not offensive to others when quiet hours are not in effect, and are prohibited when quiet hours are in effect.

Appropriate swimwear only – no cutoffs.

Any person having an infectious or communicable disease is prohibited from using the pool.

Non-potty-trained children must wear plastic watertight pants when using the pool.

Any property owner or guest is subject to removal from the property if found violating any pool rules. Report improper conduct or rule violation to any board member.

Association not responsible for lost, stolen or damaged personal property.

On Tuesdays and Thursdays, pool can be reserved for exclusive use for a 3-hour period. The fee is \$35. Contact Susan at 512-847-0188 for a reservation.

No climbing on waterfalls or fence.

NO LIFEGUARD ON DUTY. SWIM AT YOUR OWN RISK. NO DIVING.

For safety, no one should swim alone.

The LSR swimming pool area is under video surveillance at all times.

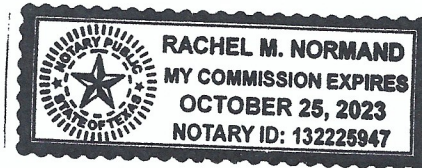
For the safety of all property owners and guests, please refrain from bringing glass containers into the pool/pavilion area per the posted pool rules and state regulations. We risk being fined and/or having further action taken by the state if an injury occurs or if glass is found within the fenced area during an inspection.

The President of the Association is hereby directed to give notice of the adoption of these Rules to all owners of property in the Addition.

REVISED and ADOPTED this 18 day of March, 2019, by unanimous vote of the Directors of Lost Springs Ranch Property Owners Association, Inc.

Boyd Merworth
Boyd Merworth, President

Marlie Conely
Marlie Conely, Secretary



x Paul Normand
1/30/2020

State of Texas
County of Hays
This instrument was acknowledged before me
on 30 day of January, 2020
by Rachel Normand
Notary Public Signature Paul Normand

THE STATE OF TEXAS
COUNTY OF HAYS

I hereby certify that this instrument was FILED on the
date and the time stamped hereon by me and was duly
RECORDED in the Records of Hays County, Texas.

20003788 RESOLUTION
01/30/2020 03:01:58 PM Total Fees: \$38.00

 Elaine H. Cárdenas

Elaine H. Cárdenas, MBA, PhD, County Clerk
Hays County, Texas