



**Certified Resolution of the Board of Directors of
Vineyard Ridge Property Owners' Association, Inc.**

The undersigned, Shannon Baker, as the duly elected, qualified and acting Secretary of Vineyard Ridge Property Owners' Association, Inc., a Texas nonprofit corporation, hereby certifies on behalf of the Association that the resolution set forth below was duly adopted by the Board of Directors of the Association (the "*Board*") at the meeting of the Board held on December 9, 2020.

WHEREAS, Vineyard Ridge Property Owners' Association, Inc. is a real estate development located in Gillespie County, Texas;

WHEREAS, Vineyard Ridge Property Owners' Association, Inc. (hereinafter the "*Association*") is a property owners association established by, and governed through, that certain Declaration of Covenants, Conditions, and Restrictions for Vineyard Ridge Subdivision recorded as Document Number 20173583 of the Official Public Records of Gillespie County, Texas together with all subsequent amendments and supplements thereto (hereinafter collectively the "*Declaration*"), for the purpose of governing the Subdivision;

WHEREAS, the Association, acting through the Board, is authorized to adopt and amend rules and regulations governing the property subject to the Declaration and the operations of the Association pursuant to Article VIII, Sections 9-11 of the Declaration;

WHEREAS, the Association wishes to clarify and specify its intent in enforcing the Declaration's restrictive covenants.

BE IT RESOLVED that the Board of the Association hereby adopts the following definitions and clarifications as they apply to the Declaration and the enforcement of the same:

Section 3.06 of the Declaration specifies that guest quarters constructed in approved barn structures on Lots may be used as a "weekend getaway" by Owners prior to the completion of a residence on the Lot. The Association shall interpret "weekend getaway" to mean that the Owners are permitted to use guest quarters located in an approved barn structure prior to the completion of a main dwelling on the Lot from 3:00 p.m. on Friday through 7:00 p.m. on Sunday, and through 7:00 p.m. Monday on any federally recognized holiday weekend. The Association reserves the right to approve longer stays, from time to time, upon request of an Owner.

Section 3.06 of the Declaration specifies that guest quarters constructed in approved barn structures on Lots may be used as a "weekend getaway" during the construction of the main dwelling. The Association shall interpret "during construction" to mean the period of time, not to exceed twelve (12) months, commencing when actual, physical construction on the Lot has begun, and physical materials, to include support structures, foundations, and underground plumbing has commenced, after the Owner has received all necessary approvals from the Architectural Control Committee. "During construction" shall expressly NOT mean planning, designing, surveying, staking property lines or foundations and other non-physical onsite preparatory activities.

Section 3.06 of the Declaration specifies that guest quarters constructed in approved barn structures on Lots may not exceed thirty percent (30%) of the interior space of an approved barn

structure. The Association shall interpret thirty percent (30%) of the interior space to be 30% of the square footage measured on any usable floors in the approved barn structure. This is expressly meant to exclude any alternative measures of interior space, including, without limitation, any volume calculations, such as cubic feet. The measurement of the square footage in any regard will be at the sole discretion of the Architectural Control Committee.

SECRETARY'S CERTIFICATE

The undersigned, Shannon Baker, as the duly elected, qualified and acting Secretary of Vineyard Ridge Property Owners' Association, Inc. certifies that this resolution was approved by a majority vote of such Association's Board of Directors at a meeting conducted on December 9, 2020.

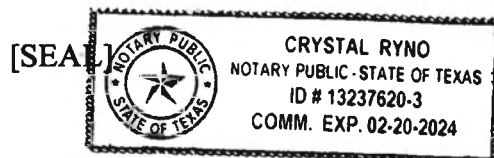
IN WITNESS WHEREOF, the undersigned has executed this certificate on the 14 day of December, 2020.

Shannon Baker
Secretary
of Vineyard Ridge Property Owners'
Association, Inc.

STATE OF TEXAS §
COUNTY OF Gillespie §
 §

BEFORE ME, the undersigned Notary Public, on this 14th day of December, 2020, by Shannon Baker, Secretary of Vineyard Ridge Property Owners' Association, Inc., a Texas non-profit corporation, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that the instrument was executed for the purposes and consideration therein expressed, on behalf of said corporation.

Given under my hand and seal of this office this 14th day of December, 2020.



[Signature]
Notary Public Signature

AFTER RECORDING PLEASE RETURN TO:

CAGLE PUGH
Adam Pugh
4301 Westbank Drive
Building A, Suite 150
Austin, Texas 78746

**FILED AND RECORDED
OFFICIAL PUBLIC RECORDS**

Mary Lynn Rusche

Mary Lynn Rusche, County Clerk

Gillespie County Texas

December 29, 2020 11:39:50 AM

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