

COUNTY OF GILLESPIE

MARY LYNN RUSCHE
County Clerk



101 W. Main, Unit 13
Phone: 830/997-6515
Fax: 830/997-9958

Fredericksburg, Texas 78624

JUL 10 2020

DATE: _____

Enclosed please find the following recorded instrument(s):

Register Number: 20203682

We appreciate being of service to you and hope that you will feel free to call upon us again if you need any further assistance in the future.

MARY LYNN RUSCHE
COUNTY CLERK



CERTIFIED RESOLUTION OF THE BOARD OF DIRECTORS
OF VINEYARD RIDGE PROPERTY OWNERS' ASSOCIATION, INC.

WHEREAS, **Vineyard Ridge Property Owners' Association, Inc.**, a Texas non-profit corporation, is the "Association" under the terms and provision of 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 (the "Declaration");

WHEREAS, the Article III of the Declaration sets forth certain use restrictions for property within the Vineyard Ridge Subdivision (the "Subdivision");

WHEREAS, the Association is charged with enforcing the restrictions contained in Article III of the Declaration;

WHEREAS, the Association wishes to adopt certain interpretations and definitions of Sections 3.05, 3.09, 3.19, 3.28, and 3.36 of Article III of the Declaration to assist owners in the Subdivision to better understand how these provisions will be interpreted and enforced; and

WHEREAS, at a meeting of the Board of Directors of the Association, held on October 29, 2019, at which a quorum of the Directors was present and for which proper and timely notice was given to all Directors, the Board of Directors resolved to adopt that certain Interpretation and Definition of Construction Restrictions for Vineyard Ridge attached hereto as Exhibit "A."

NOW, THEREFORE, BE IT RESOLVED, that the Association hereby adopts the Interpretation and Definition of Construction Restrictions for Vineyard Ridge attached hereto as Exhibit "A."

By: David Trost
Printed Name: David Trost
Title: President, Vineyard Ridge POA, Inc.

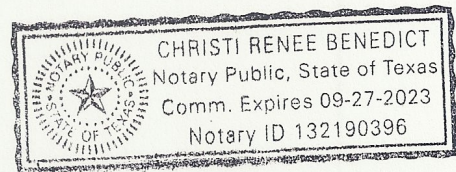
STATE OF TEXAS §
COUNTY OF GILLESPIE §

This instrument was acknowledged before me on July 8 2020, by David Trost, _____ of the Vineyard Ridge Property Owners' Association, Inc., Texas non-profit corporation, on behalf of said non-profit corporation.

Christi Renee Benedict
Notary Public Signature

AFTER RECORDING PLEASE RETURN TO:

Adam Pugh
CAGLE PUGH
4301 Westbank Dr.
Bldg. A, Ste. 150
Austin, TX 78746



Interpretation and Definition of Construction Restrictions for Vineyard Ridge

- **3.05 Barns Workshops Storage Buildings - "behind main dwelling"**
Behind the back corner of the furthest element of the home.
- **3.09 Storage of RVs Trailers & Boats - "reasonably screened from view"**
Not seen from any point of a roadway while maintaining the integrity of the neighborhood.
- **3.19 Propane Fuel Storage - "concealed or attractively screened"**
Not seen from any point of a roadway while maintaining the integrity of the neighborhood.
- **3.28 Prohibited Activities & Nuisance - "lighting approved by ACC"**
Exterior lighting should be kept to a minimum, but consistent with good security practices. Lighting should be installed to be down lighting. No exterior light whose direct source is visible from a street or neighboring property or which produces excessive glare to pedestrian or vehicular traffic will be allowed. Use of other than white or color corrected high intensity lamps and exterior lights will not be allowed. Sodium, mercury vapor, or bare HID yard lights are not allowed. Holiday lighting is an exception.
- **3.36 Maintenance & Landscaping Lots - identify owner landscape requirements.**
Maintenance to include the mowing, weeding and tree clearing of your lot on regular basis.

**FILED AND RECORDED
OFFICIAL PUBLIC RECORDS**

Mary Lynn Rusche

Mary Lynn Rusche, County Clerk

Gillespie County Texas

July 08, 2020 01:56:55 PM



FEE: \$30.00

PHERBER

RES

20203682