



LT1-77-20040264312-1



LT2-11083-1875-6

SUMMERGLEN GENERAL RULES AND REQUIREMENTS

The following Summerglen "General Rules and Requirements" are issued by the Summerglen Property Owners Association Board of Directors pursuant to the authority granted by Section 1.8, Summerglen Rules, in the "Declaration of Covenants, Conditions and Restrictions" (CCRs). The following "General Rules and Requirements" are effective October 29, 2004 and supersede the "General Rules and Requirements" previously issued on October 23, 2001 and April 8, 2004. These "General Rules and Requirements" are issued for Summerglen Property Owners and when combined with the Summerglen Declaration of Covenants, Conditions and Restrictions are designed to protect the integrity of the Summerglen neighborhood.

1. All residences shall have a house number that is visible from the street during daytime and nighttime hours. House numbers shall be of such size and placed in a location so that EMS personnel are not delayed in identifying a residence when making an emergency call.
2. All vacant lots shall be weed eaten fifteen (15) feet from the curb and be kept free of trash and other unsightly material.
3. All signage must be approved by the Architectural Control Committee (ACC) before being placed on any lot and must otherwise comply with the requirements of the Declaration of Covenants, Conditions and Restrictions for Summerglen.
4. Summerglen property owners shall not use commercial dumpsters located on housing construction sites to dispose of their own personal trash or debris.
5. Satellite dishes and antennas are considered an "improvement," therefore, prior to installation a request must be submitted to the Architectural Control Committee (ACC) for approval.
6. Animal/dog runs shall not be constructed without first receiving the written approval of the Architectural Control Committee (ACC). The following specifications apply:
 - a. Location must be approved by the ACC,
 - b. Area of the animal/dog run shall not exceed 10' by 25',

c. Only chain-link or wire fencing shall be used for the sides, and
d. The animal/dog run must be landscaped, disguised or shielded from view.

7. All "improvements" (not related to the initial construction of the residence) shall have the approval of the Architectural Control Committee before construction begins. "Improvements" is defined as all appurtenances thereto of every type and kind located on the lot, including but not limited to, buildings, outbuildings, patios, tennis courts, basketball goals, swimming pools, garages, storage buildings, fences, trash enclosures, screening walls, retaining walls, stairs, decks, landscaping, poles, signs, exterior air conditioning, water softener fixtures or equipment and poles, pumps, wells, tanks, reservoirs, pipes, lines, meters, antennas, towers, and other facilities used in connection with water, sewer, gas, electric, telephone, regular or cable television, or other utilities.
8. Animals shall not be permitted to run loose in the neighborhood. All of the requirements and prohibitions contained Section 3.24 in the Declaration of Covenants, Conditions and Restrictions are applicable and must be observed. When property owners walk/exercise their animals on a leash, they should be considerate and clean/remove any waste generated by their animal from the property of other owners and from common property.
9. The speed limit on all Summerglenn streets is 25 mph and is applicable to all vehicles.
10. In the interest of safety, games of any kind should not be played on the streets within Summerglenn.
11. There shall be no obstruction of any common properties or easements that may be used for pedestrian or vehicular traffic, such as streets, sidewalks or other similar structures.
12. Trash receptacles must be removed from the front of property by the end of the day on trash days. Trash receptacles are not permitted in public view on non-trash days.

14. Section 3.21 of the CCRs states that "No automobiles or other vehicles may be parked overnight on any roadway within the property. Please comply with the provision of the Covenants.
15. Overnight parking is not permitted in the parking lot adjacent to the Park Pavilion and Restrooms, the parking lot between Lots No. 1 and 64 in Phase 3 and in any POA Greenbelt areas.
16. Driving across, parking on, placing building materials on or leaving any type of debris on another property owner's lot is strictly prohibited and deemed with out permission, unless written permission is obtained from the property owner and provided the Architectural Control Committee (ACC).
17. Driving across, parking on, placing building materials on having debris, concrete or excavation material on Summerglen POA Greenbelt property is strictly prohibited and deemed to be without permission, unless the property owner obtains the written permission of the Summerglen Board of Directors and a copy is provided to the Architectural Control Committee (ACC).
18. The operation of unlicensed powered/motorized vehicles and/or powered/motorized vehicles by unlicensed drivers on the private streets and parking lots of Summerglen, Greenbelts and the Park/Pavilion area is strictly prohibited. This General Rule and Requirement is in accordance with a Resolution unanimously passed by the Board of Directors on April 7, 2004.
19. Section 3.35 of the CCRs specifically states that "All commercial activities are specifically prohibited." It further states that "No activity, whether for profit or not, shall be conducted on any tract which is not related to single family residential purposes." Most residences have in-home offices for the conduct of family business matters or for "take-home" work from the office. However, when the in-home office causes an increase in pedestrian or vehicular traffic, or on-property maintenance and/or repairs are performed for clients, then it has become a commercial activity and is prohibited.
20. In accordance with Section 3.5 of the Declaration of Covenants, Conditions and Restrictions (DCCRs), property owners shall not

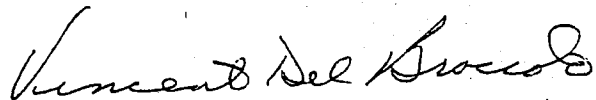
permit rubbish or debris of any kind (including silt, landscaping materials, dirt, rocks, etc.) to be placed in or accumulate in the street(s) adjacent to their property. When such rubbish and/or debris erodes into the street following rains, or at any time, it is the responsibility of the property owner to remove the rubbish and/or debris within 24 hours unless a time variance is obtained from the Board of Directors.

21. Any property owner violating the foregoing rules and requirements will be notified as follows:
 - a. The property owner will receive a first notification in writing describing the violation with an advisory that they have ten (10) days (excluding Sundays and legal holidays) to cure the violation.
 - b. If the violation is not cured in the prescribed period of ten days, a second notification will be sent to the property owner with an advisory that further warnings will not be provided and that if the violation is not cured within seven (7) days (excluding Sundays and legal holidays) of the notification, a \$50.00 fine per day will commence to accrue at the expiration of the seven day period. Further, if the matter is referred to the Summer Glen POA attorney, attorney's fees will begin to accrue in accordance with the Texas Property Code.
 - c. If the violation is not cured within the period prescribed in 21.b above, a third and final notice will be sent to the property owner advising the date the \$50.00 fine per day started and that the per-day fine will continue until the violation is cured. This third notification will state that a Certificate of Non-compliance will be filed to encumber the title to the property evidencing the willful violation.
 - d. If the violation is not cured in accordance with 21.a.b.c above, a fourth notification will be sent to the property owner thirty (30) days following the initiation of the \$50.00 fine per day with an advisory that the per-day fine will continue until the violation is cured. A copy of the Certificate of Non-compliance will be included with this fourth notification.
 - e. If the violation is not cured in accordance with 21.a.b.c.d above, a fifth (and thereafter monthly) notification will be sent to the property owner with an advisory that the per-day fine will continue until the violation is cured.
 - f. Notices shall be deemed to have been delivered on the third day (other than Sundays and legal holidays) after a copy of the notification

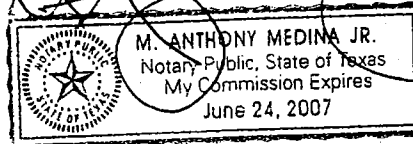
has been deposited in the US Mail, postage prepaid. Notices will be sent by certified mail, return receipt requested.

In accordance with the above notification processes, a property owner to be fined will be given a reasonable opportunity to cure the violation and avoid the fine unless they were previously given notice and reasonable opportunity to cure a similar violation within the preceding six months. Any person receiving notice of a fine may request in writing a hearing with the Board of Directors up to thirty days after the date they receive the notice.

Executed this 29th day of October, 2004.

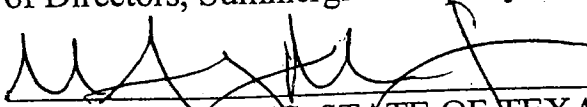

Vincent Del Broccolo
President, Board of Directors
Summerglen Property Owners

Association

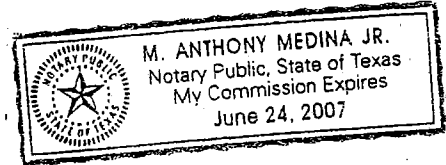


THE STATE OF TEXAS
COUNTY OF BEXAR

This instrument was acknowledged before me on this the 30 day
of October, 2004 by Vincent Del Broccolo, President of the Board
of Directors, Summerglen Property Owners Association.


NOTARY PUBLIC, STATE OF TEXAS

Notary's Name Printed
Michael Anthony Medina Jr.



My Commission Expires: JUNE 24 2007

After recording please return to:
Association Management Services
1600 NE Loop 410 Suite 202
San Antonio, Texas 78209

Doc# 20040264312 Fees: \$24.00
11/17/2004 1:13PM # Pages 6
Filed & Recorded in the Official Public
Records of BEXAR COUNTY
GERRY RICKHOFF COUNTY CLERK

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 FILED in File Number Sequence of
the date and at the time stamped hereon by me and was duly RECORDED
in the Official Public Records of Bexar County Texas on

NOV 17 2004




COUNTY CLERK BEXAR COUNTY, TEXAS