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**RESOLUTION OF THE BOARD OF DIRECTORS  
OF OAKRUN PROPERTY OWNERS' ASSOCIATION, INC. REGARDING  
2019-2025 FISCAL PLAN, STANDARDIZE COSTS, SET APPEARANCE STANDARDS**

STATE OF TEXAS           §  
  §           **KNOW ALL MEN BY THESE PRESENTS:**  
COUNTY OF COMAL       §

Pursuant to Section 209.005(h), Texas Property Code, and Section 209.0062, Texas Property Code, Oakrun Property Owners' Association, Inc., acting through its Board of Directors, has approved the following 2019-2024 Fiscal Plan, standardized "cost of collection", and defined appearance standards for "Neat, Tidy and Trim" in Article VI of all Declaration of Covenants, Conditions, and Restrictions (DCCR's) for Oakrun Property Owners' Association.

**I. 2019-2024 Fiscal Plan**

IAW Article 4, Section 3 of the DCCR's the Board of Directors proposed and unanimously approved the following increases to the Oakrun Property Owners' Association annual assessment from 2019 to 2024:

- 2019 - \$350 (\$320+\$30)
- 2020 - \$385 (\$350+\$35)
- 2021 - \$420 (\$385+\$35)
- 2022 - \$450 (\$420+\$35)
- 2023 - \$480 (\$450+\$30)
- 2024 - \$500 (\$480+\$20)

This 5 Year Plan (2019-2024) provides assessment increases less than the \$36/year limit, helps cover consumer price index increases in goods & services, and allows for additional funds into the Reserve and Operating Funds to cover future large capital expenditures.

**II. Standardized "Costs of Collection"**

In support of Resolution dated 7 Feb 2012, where Collection Procedures were set forth for the Oakrun Property Owners' Association; and Collections Expenses was authorized in said Resolution, the following expenses are authorized to be charged in accordance with Sect. A, Para. 3:

- First Notice    - \$35 + Interest
- Second Notice - \$40 + Interest
- Third Notice   - \$60 + Interest

Additionally, in support of all Oakrun Property Owners' Association DCCR's Article VI Permitted Uses, "Egregious Violation" of this section of the DCCR's has been defined as:

- Example: Converting a "Single Family Home" into a "Duplex"
- Example: Conducting drilling operations on a lot that backs up to open land
- Example: Painting a home without prior ACC consent & approval

An "Egregious Violation" is not limited to these 3 examples, but upon determination by BOD vote, said violation will carry a minimum fine of 1% of county appraisal district value that year.

### III. Appearance Standards

In support of Oakrun Property Owners' Association DCCR's, Article VI the following vegetation height limits are defined to improve "Neat, Tidy, and Trim" appearances for the operation and maintenance of a first class residential development:

- Vegetation height over "utility easements" (curb to 10' inside)--no lower than 9'
- Vegetation height over street (curb outward)--no lower than 13.5'

By their signatures below, the President and Secretary of the Association certify that each of the foregoing was approved by the Board of Directors of the Association at the 2018 Annual Meeting at which all Directors were present and a quorum of the homeowners were present.

Thus executed this 13 day of NOVEMBER, 2018.

OAKRUN PROPERTY OWNERS'  
ASSOCIATION, INC.

By: Patrick E. Pence  
Patrick E. Pence, Its President

ATTEST:

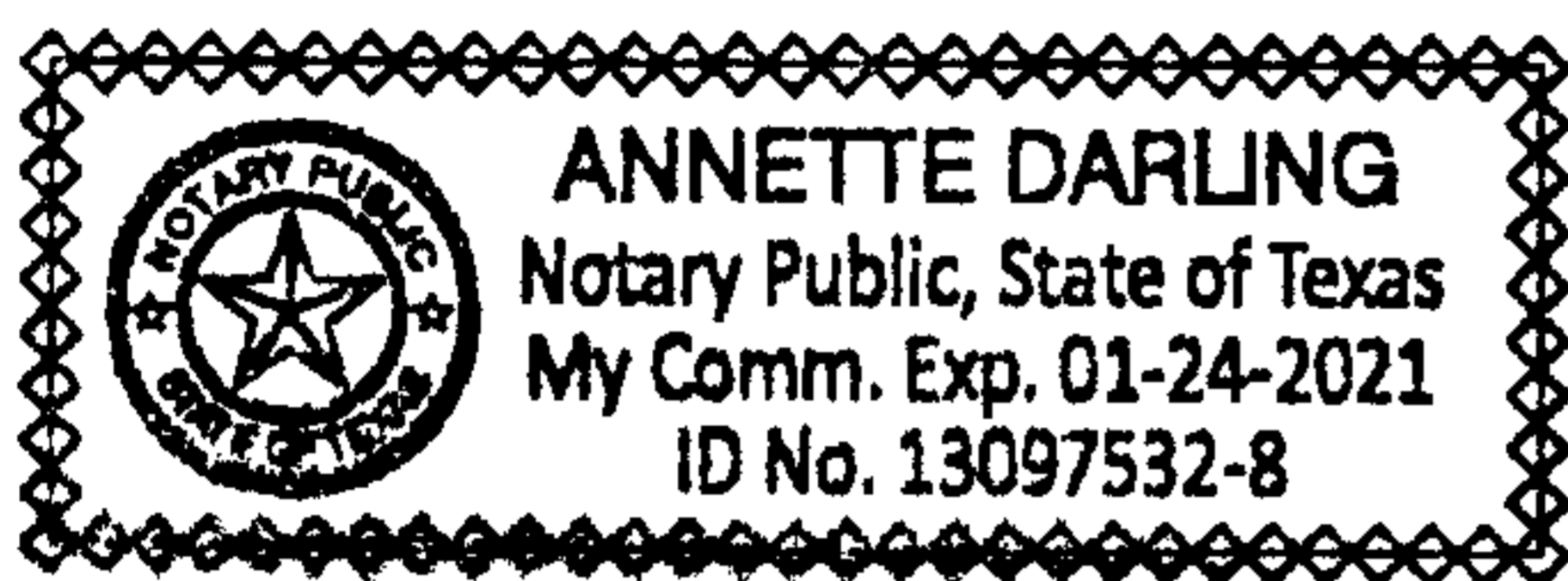
By: Sabrina A. Lemye-Fumigalli  
Sabrina Fumigalli, Its Secretary



STATE OF TEXAS           §  
  §  
COUNTY OF COMAL       §

Before me, the undersigned notary public, on this day personally appeared Patrick E. Pence, President of Oakrun Property Owners' Association, Inc. known to me or proved to me by presentation to me of a governmentally-issued identification card to be who one of the persons whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed it for the purposes and consideration expressed in it.

Given under my hand and seal of office the 13 day of November, 2018.



Annette Darling  
Notary Public, State of Texas

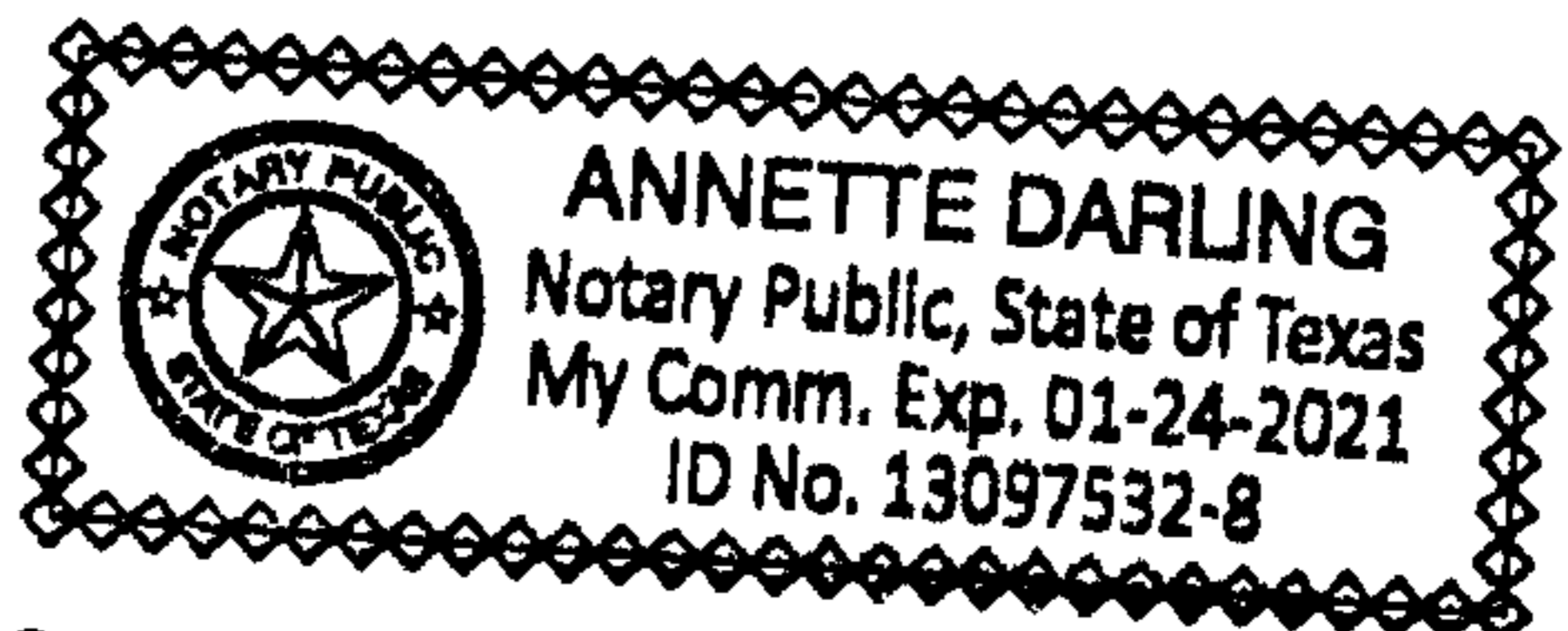
STATE OF TEXAS           §  
  §  
COUNTY OF COMAL       §

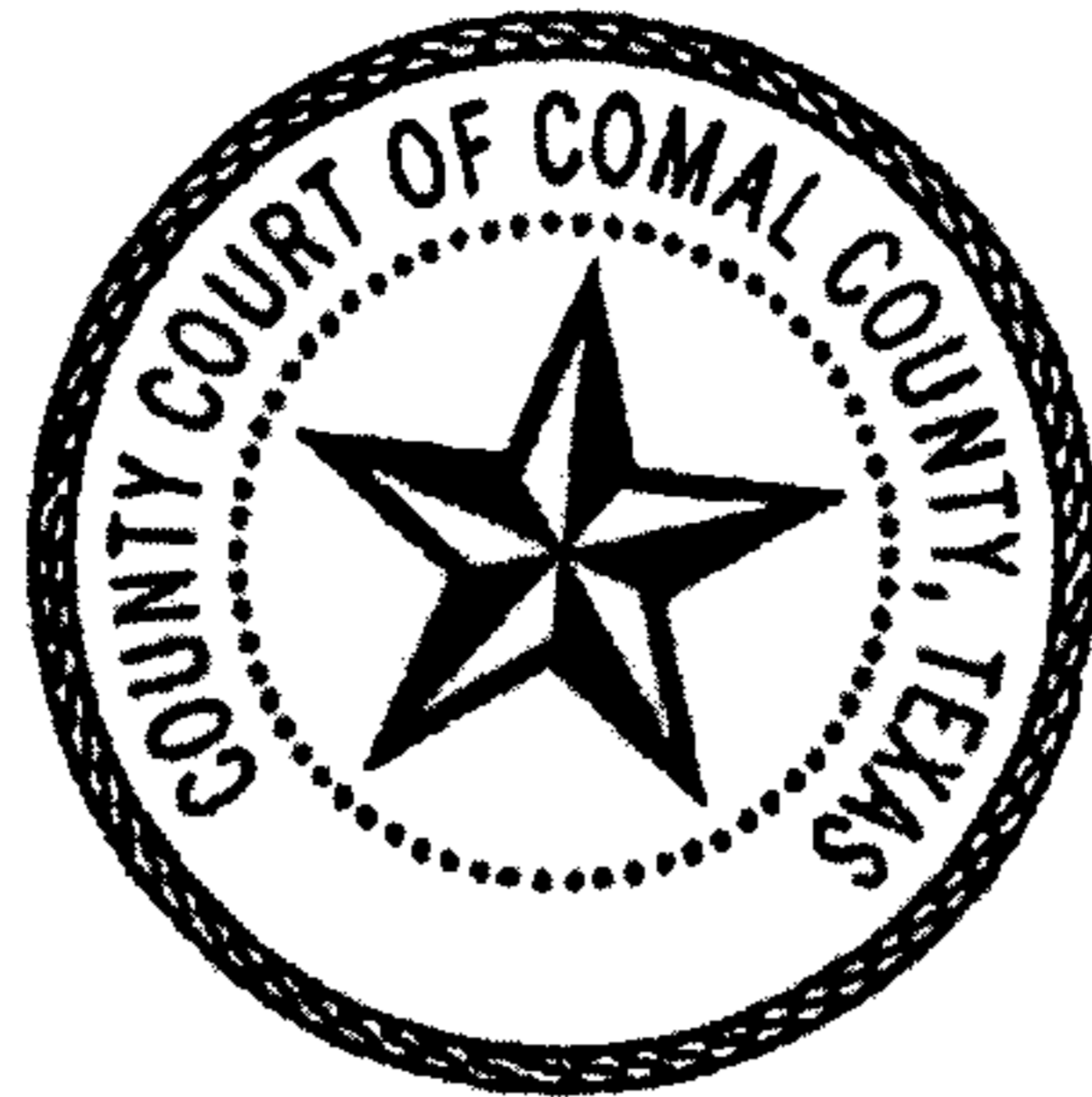
Before me, the undersigned notary public, on this day personally appeared Sabrina Fumigalli, Secretary of Oakrun Property Owners' Association, Inc. known to me or proved to me by presentation to me of a governmentally-issued identification card to be who one of the persons whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed it for the purposes and consideration expressed in it.

Given under my hand and seal of office the 13 day of November, 2018.

Annette Darling  
Notary Public, State of Texas

**AFTER RECORDING RETURN TO:**  
Oakrun Property Owners Association, Inc.  
2499 Oak Run Parkway  
New Braunfels, TX 78132





This page has been added to comply with the statutory requirement that the clerk shall stamp the recording information at the bottom of the last page.

This page becomes part of the document identified by the file clerk number affixed on preceding pages.

Filed and Recorded  
Official Public Records  
Bobbie Koepf, County Clerk  
Comal County, Texas  
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*Bobbie Koepf*