

**FRIO COMMUNITIES IMPROVEMENT ASSOCIATION
TWIN FORKS ESTATES**

STATE OF TEXAS §

COUNTY OF REAL §

REGULATIONS REGARDING RESPONSIBLE PARTY FOR PAYMENT(S) TO FCIA

Pursuant to the Texas Non-Profit Corporation Act, the following Resolution is hereby adopted by the all the members of the Board of Directors (the "Board") of Frio Communities Improvement Association (FCIA) also known as Twin Forks Estates, a Texas non-profit corporation (the "Association")

WITNESSETH;

Whereas Article IV, Section A (2) of the By Laws for the Association gives the Board of Directors power to adopt and promulgate reasonable rules and regulation pertaining to the use of individual property for the protection of the welfare of the community

Whereas, the declaration of Covenants, Conditions and Restrictions for Frio Community Improvement Association (also known as Twin Forks Estates) (the "Declaration") recorded in Vol. 33, pages 35-38 of the Deed Records of Real County, Texas, as same has been or may be amended from time to time, ("Declaration"), and any other property which has been or may be subsequently annexed thereto and subjected to the jurisdiction of the Frio Communities Improvement Association, Inc. (the "Association")

Whereas, the Board of Directors of the Association was established to be the governing body entity under the Declaration; and has the authority to review and approve rules to clarify responsible parties for all fees owed to the Frio Community Improvement Association

DEFINITIONS

Ownership Transfer – is the means by which the ownership of a property is *transferred* from one hand to another. This includes the purchase of a property, assumption of mortgage debt, exchange of possession of a property or any other land trust device.

Property Owner- is the name of the party who owns the property as listed on the roles of the Real County Appraisal District or has legal title.

Assessment – A monetary fee on each lot's property owner payable to the Homeowners' Association (known as HOA) to pay for operations and maintenance expenses in order to defray expenses related to the ownership operation or furnishing of common interest or to the enjoyment of mutual and reciprocal rights of use.

NOW, THEREFORE, BE IT RESOLVED that a property owner in FCIA (Twin Forks Estates) Subdivision is solely responsible for all fees, assessments, water usage charges, special assessments, liens or fines for his/her property regardless of who is living on the property.

Property ownership transfers and water supply transfers constitute a transfer fee as determined by the board of directors. When a property is transferred, all monies owed the association shall be paid.

IT IS FURTHER RESOLVED THAT, REGULATIONS REGARDING RESPONSIBLE PARTY FOR PAYMENT OF MONEY TO FCIA

is in addition to present By Laws, Covenants, Conditions and Restrictions and is effective January 26, 2019, to remain in force and effect until revoked, modified or amended by the Board.

I hereby certify that, as Secretary of Frio Communities Improvement Association, Inc. the foregoing Regulations Regarding Responsible Party for Payment of Money to FCIA was approved on the 26th of January 2019, at a meeting of the Board of Directors at which a quorum was present and approved by not less than a majority of the Board members in attendance.

IN WITNESS WHEREOF, I have hereunto subscribed my name this the 5 day of Feb, 2019

Judy Jones
Print Name JUDY JONES

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BEFORE ME, on this day personally appeared Judy Jones, the Secretary of Frio Communities Improvement Association, Inc. known by me to be the person whose name is subscribed to the instrument, and acknowledged to me that s/he executed the same for the purposes herein expressed and in the capacity herein stated, and as the act and deed of said corporation.

Given under my hand and seal of office, this 5 day of February, 2019 2019
CF



Carol Finley

Notary Public – State of Texas

