

LONE STAR RANCH PROPERTY OWNERS ASSOCIATION, INC.

RESOLUTION ADOPTING RULES AND REGULATIONS
REGARDING USE OF RESERVES

STATE OF TEXAS §
 §
COUNTY OF MONTGOMERY §

WHEREAS, the Lone Star Ranch Property Owners Association, Inc. (the "Association") is the governing entity for the Lone Star Ranch Subdivision, a subdivision in Montgomery County, Texas, according to the maps or plats thereof recorded in the Map Records of Montgomery County, Texas, under Cabinet 00L, Sheet 0001, Cabinet 00M, Sheet 0015, Cabinet 00N, Sheet 0056, and Cabinet 00Q, Sheet 0086, along with any amendments, supplements or replats thereto (collectively referred to as the "Subdivision"); and

WHEREAS, the Association, through its Board of Directors, has the authority to regulate the use, maintenance, repair, replacement, modification, and appearance of the Subdivision; and

WHEREAS, the Declaration and Bylaws provides the Association, acting through the Board, with the right to adopt rules and regulations regarding the proper use, enjoyment and access to the common areas, including the Reserves; and

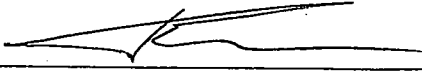
WHEREAS, the Board of Directors desires to adopt the Rules and Regulations Regarding Use of Reserves attached hereto as Exhibit "A" and incorporated herein for all purposes, which specifies the permitted and allotted use of the Reserves in the Lone Star Ranch.

NOW THEREFORE, BE IT RESOLVED THAT, in consideration of the above factors and others, the Association, acting through the Board of Directors, hereby adopts the "Rules and Regulations Regarding Use of Reserves" attached hereto as Exhibit "A."

CERTIFICATION

I, the undersigned, being the President of the Lone Star Ranch Property Owners Association, Inc., hereby certify that the foregoing Resolution and attached Exhibit were adopted by at least a majority of the Lone Star Ranch Property Owners Association, Inc.'s Board of Directors.

Approved and adopted by the Board of Directors on the 9TH day of December 2021.



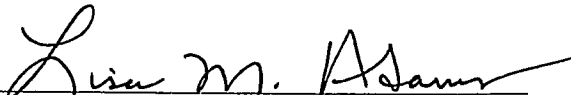
Jason Bell, President of Lone Star Ranch
Property Owners Association, Inc

STATE OF TEXAS §
 §
COUNTY OF MONTGOMERY §

Before me, the undersigned authority, on this day personally appeared Jason Bell, President of Lone Star Ranch Property Owners Association, Inc., a Texas corporation, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that he had executed the same as the act of said corporation for the purpose and consideration therein expressed, and in the capacity therein stated.


Given under my hand and seal of office this 9th day of December 2021.





Notary Public, State of Texas

RECORDED BY:

 SEARS
BENNETT
& GERDES, LLP

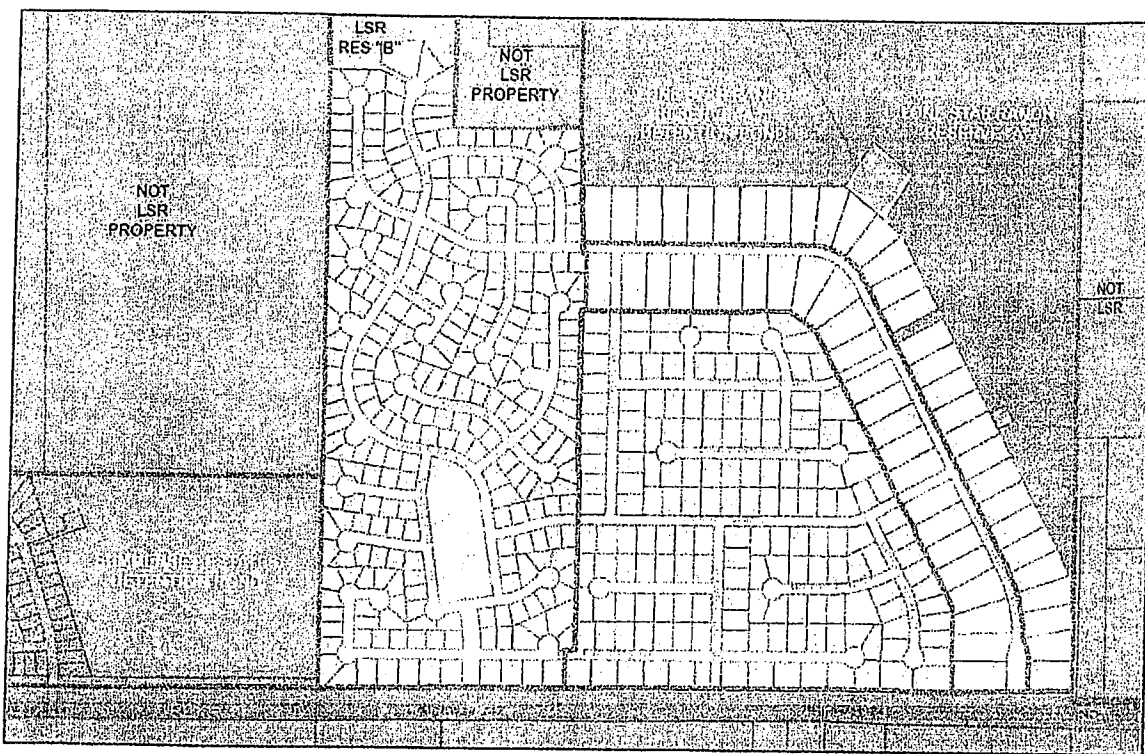
6548 GREATWOOD PKWY.
SUGAR LAND, TX 77479

LONE STAR RANCH PROPERTY OWNERS ASSOCIATION, INC.

RULES AND REGULATIONS REGARDING USE OF THE RESERVES

Reserves: During development of the Lone Star Ranch Subdivision, the Developer deeded certain Reserves to the Lone Star Ranch Property Owners Association, Inc. (the "Association"). These Reserves were deeded with restricted use; more specifically, the Reserves are to be used for drainage and detention purposes only. These Reserves were not created for recreational use. The Association also owns certain Reserves which serve as a park and are open to the owners and residents for recreational use. The purpose of these Rules and Regulations is to provide notice to owners of the permitted uses of the Reserves.

MAP OF RESERVES



I. Green Reserves ("G"): These Reserves are open to general access and are comprised of the large and small parks. Use of these parks is subject to the Board's authority to adopt rules and regulations regarding use, if needed.

- a.) Large Park: is the park where the fire house is located with the pavilion behind.
- b.) Small Park: is the park on Hill Country Drive at Fawn Ridge at the middle entrance.

II. Red Reserves (Reserves "A", "A1" and "B"): These are **RESTRICTED RESERVES**. These Reserves are not open to access by owners, residents, or the general public. These Reserves are restricted for drainage and detention use. Access to these Reserves is strictly limited to individuals who are approved by the Board of Directors and access shall only be granted, if necessary, i.e. to maintain or mow the Reserves.

Any individual who accesses the Red Reserves will be fined in accordance with the Association's Fine Policy. In addition, individuals who access the Red Reserves without permission may be prosecuted for trespassing.



E-FILED FOR RECORD

12/29/2021 04:01PM



COUNTY CLERK
MONTGOMERY COUNTY, TEXAS

STATE OF TEXAS,
COUNTY OF MONTGOMERY

I hereby certify that this instrument was e-filed in the file number sequence on the date and time stamped herein by me and was duly e-RECORDED in the Official Public Records of Montgomery County, Texas.

12/29/2021



County Clerk
Montgomery County, Texas