



**RESOLUTION TO FILE DEDICATORY INSTRUMENTS
FOR
Mesa Forest Homeowners Association, Inc.**

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WHEREAS Texas Property Code § 202.006(a) has become effective January 1, 2012, requiring associations to file all dedicatory instruments, as defined by Texas Property Code § 202.001(1), in the official public records of the county or counties wherein they are located.

WHEREAS, failing the filing of the same, the Association's various dedicatory instruments would not be enforceable.

BE IT RESOLVED, that the following attached documents be caused to be filed in the official public records of the county or counties wherein the Association is located.

To the extent any of the attached dedicatory instruments conflict with any previous guidelines, rules, covenants, or restrictions, the dedicatory instruments filed herewith shall control.

This resolution was passed by a unanimous vote of the Board of Directors of the Association on the date set forth below to be effective January 1, 2012.

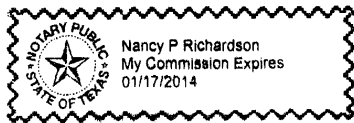
Executed this the 11th day of June, 2012.

By: [Signature]
Name: L. Keith Kreaiger
Title: President, Mesa Forest

STATE OF TEXAS

COUNTY OF Tarrant

This instrument was acknowledged before me on this the 11th day of June, 2012, by L. Keith Kreaiger, President of and for the Association, for the purposes therein expressed.



Nancy P Richardson
Notary Public, State of Texas

Return

AFTER RECORDING PLEASE RETURN TO:

Goodwin Management, Inc.
11149 Research Blvd., Suite 100
Austin, Texas 78759

MESA FOREST RULES

EFFECTIVE JANUARY 30, 1999

1. NO YARD SIGNS (OTHER THAN FOR SALE SIGNS)
2. PETS MUST BE ON LEASHES
3. NO PARKING ON STREETS OVERNIGHT
4. OCCASIONAL PARKING IN DRIVEWAY OVERNIGHT
5. GARAGE SALE: NO MORE THAN ONCE A YEAR, FOR THE COMPLEX
6. MUST USE POOPER SCOOPER
7. LIMIT OF 5 GUESTS AT THE POOL AT ONE TIME (OTHER RULES POSTED AT POOL)
8. RESERVING POOL FOR PARTY
2 WEEK NOTICE
2 HOUR LIMIT
MUST BE FINISHED BY 6:00 P.M.

APRIL 1999 BOARD MEETING: VOTE TO CHARGE \$5.00 FOR OVERNIGHT PARKING—
PER OCCURRENCE.

JULY 1999 BOARD MEETING: VOTE TO CHARGE LATE FEE FOR MONTHLY DUES

OVER 30 DAYS LATE——\$25 CHARGE

OVER 60 DAYS LATE——LIEN LETTER WILL BE MAILED

3 CONSECUTIVE MONTHS LATE——\$50 PER MONTH

PERMISSION OF MANAGEMENT COMPANY OR BOARD REQUIRED TO
WAIVE ANY OF THESE CHARGES FOR GOOD CAUSE

JULY 1999 BOARD MEETING: VOTE TO APPROVE DEATH AND ILLNESS RECOGNITION

ILLNESS—WHEN SOCIAL CHAIRMAN IS NOTIFIED A CARD WILL BE SENT

DEATH—THE DEATH OF A HOMEOWNER WILL BE RECOGNIZED BY A
PLANTING IN THEIR MEMORY. COST ABOUT \$50

OCTOBER 1999 BOARD MEETING: VOTE TO APPROVE POLICY REGARDING SERVING
ON THE MFHOA BOARD OF DIRECTORS—MUST BE A HOMEOWNER IN GOOD
STANDING, FEES PAID ON A CURRENT BASIS AND FOLLOWING ALL THE RULES OF
THE ASSOCIATION AS LISTED ABOVE.

Attachment 1

Mesa Forest Association Policies

Rules Enacted By Vote Of Association Members

- 1) Yard Signs: There will be no signs posted in the yards of Mesa Forest (including political & garage sale signs). The only exception will be Realtor signs of a standard size.
- 2) Garage Sales. Garage sales will not be permitted within the subdivision. There may be an annual Subdivision-wide garage sale, date to be set by the Board of Directors.
- 3) Parking. There is to be no overnight parking on the streets of the subdivision. There is to be no Regular Parking in the driveways; occasional parking in the driveway is permitted.
- 4) Pets. All pets should be on a leash when out in the neighborhood. A pooper-scooper shall be carried to keep the neighborhood clean.
- 5) Limit Of 5 Guests At The Pool At One Time (Other Rules Posted At Pool).
Reserving Pool For Party:
 - a. 2 Week Notice
 - b. 2 Hour Limit
 - c. Must Be Finished By 6 pm
- 6) RVs: No Boat Or RV should be kept in the subdivision.

Policies Established By Board of Directors

- \$5 fine for overnight parking on the street
- Late Fees:
 - o 30 days late --- \$25 fine
 - o 60 days late --- Lien letter will be mailed
 - o 3 consecutive months late --- \$50 per month
 - o Permission of the management company or Board required to waive any of these charges for a good cause
- Death & Illness Recognition
 - o Illness: When Board Social Chair is notified, a card will be sent
 - o Death: The death of a homeowner will be recognized by a planting in their memory. Cost about \$50.
- All HOA Board Of Directors members and committee chairs must be a homeowner in good standing, fees paid on a current basis and following all the rules of the association
- Mesa Forest will maintain a target operating reserve of \$50,000 for 2002 (net of short-term liabilities).
- Mesa Forest BOD will take action to refund money to the homeowners when the amount per home is in excess of \$300 per home or sooner by Board discretion.

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Dana DeBeauvoir

Aug 30, 2012 03:59 PM

2012145469

GONZALES: \$28.00

Dana DeBeauvoir, County Clerk

Travis County TEXAS