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**RESOLUTIONS OF THE BOARD OF DIRECTORS
ADOPTING RULES FOR THE
WILLIAMSBURG HOMEOWNERS ASSOCIATION, INC.**

I, Grace Elinsway, President of Williamsburg Homeowners Association, Inc., a not for profit corporation duly organized and existing under the law of the State of Texas, (the "Association") do hereby certify the records and minutes of the proceedings of the Board of Directors of said Corporation, and that on the ~~28th~~ ^{24th} day of ~~January~~ ^{February}, 2014 there was duly and legally held a meeting of said Board of Directors at which a quorum of Directors was present and acting throughout, and at said meeting the following resolutions were unanimously adopted:

All restrictions of the declaration and bylaws are by reference incorporated into the rules. In addition to the declaration and bylaws, the Board adopts the following rules:

- 1) "Nonassessment items first. All monies received from an owner may be applied first to nonassessment obligations of the Owner, such as fines, late charges, returned check charges, attorney's fees, user fees, damages, etc., regardless of notations on checks and transmittal letters."
- 2) Standard Violation Process:
 - 1st Violation – Warning
 - 2nd Violation – Notice of Intent to Fine with Option of 30-day Hearing
 - 3rd Violation with Fine - \$50 plus administrative costs
 - 4th Violation with Fine - \$100 plus administrative costs
 - Continuous Violations thereafter - \$150 plus administrative costs
- 3) The Board reserves the right to alter the standard violation process (including the right to reduce or increase the fines) if, in its sole discretion, alternate action is warranted.

Approved this 24 day of Feb, 2014:

WILLIAMSBURG HOMEOWNERS
ASSOCIATION, INC.

By: *Grace Elinsway*

Date: 2-24-14

Title: President; Grace Elinsway

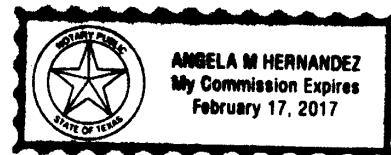
ACKNOWLEDGEMENT

THE STATE OF TEXAS
COUNTY OF Travis

This instrument was acknowledged before me on February 24, 2014
By Grace Elinsway, in the capacity stated above.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 24 day of
February 2014.

Angela M. Hernandez
Notary Public



Once recorded please return documents to:

Williamsburg Homeowners Association, Inc.
c/o Pioneer Real Estate Services
611 South Congress Ave #510
Austin, TX 78704

Recorders Memorandum-At the time of recordation this instrument was found to be inadequate for the best reproduction, because of illegibility, carbon or photocopy, discolored paper, etc. All blockouts, additions and changes were present at the time the instrument was filed and recorded.

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Dana DeBeauvoir

Mar 07, 2014 10:42 AM

2014032549

PEREZTA: \$30.00

Dana DeBeauvoir, County Clerk
Travis County TEXAS