



**RESOLUTIONS OF THE BOARD OF DIRECTORS  
ADOPTING RULES FOR  
BRATTONWOOD COMMUNITY, INC.**

I, Helen Carley, President of Brattonwood Community, Inc. a not for profit corporation duly organized and existing under the laws of the State of Texas, (the "Association") do hereby certify that the records and minutes of the proceedings of the Board of Directors of said Corporation, and that on the 19th day of November, 2014 there was duly and legally held meeting of said Board of Directors at which a quorum of the 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, attorneys fees, user fees, damages, etc., regardless of notations on checks and transmittal letters."
- 2) Standard Violation Process:  
  - 1st Violation - Warning of Fine, certified mail (Per Property Code Ch. 209)
  - 2nd Violation with Fine - \$25.00
  - 3rd Violation with Fine - \$50.00
  - 4th Violation with Fine - \$100.00
  - Continuous Violations thereafter - \$100.00
- 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 14 day of OCTOBER, 2015.

Brattonwood Community, Inc.

By: Helen Carley  
Title: President

FURTHER RESOLVED, that these rules shall be effective upon execution.

IN WITNESS WHEREOF, I have hereunto set my hand as Witness, this 14 day of October 2015.

[Signature]

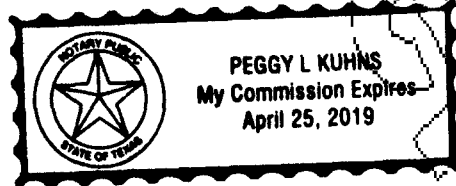
**ACKNOWLEDGEMENT**

THE STATE OF TEXAS  
COUNTY OF Davis

This instrument was acknowledged before me on October 14, 2015  
by Helen Carley in the capacity stated above.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 14 day of October 2015.

[Signature]  
Notary Public



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After Recording, please mail to:  
Brattonwood HOA  
9600 Great Hills TR. #100E  
Austin TX 78759

**FILED AND RECORDED**

OFFICIAL PUBLIC RECORDS

*Dana DeBeauvoir*

Nov 05, 2015 04:05 PM 2015178255

GONZALES: \$30.00

Dana DeBeauvoir, County Clerk  
Travis County TEXAS

