



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

I, Yancey Young, 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 17th day of February 2016 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, attorney's fees, user fees, damages, etc., regardless of notations on checks and transmittal letters."

2) Standard Violation Process:
First Violation -- Courtesy Letter Warning
Second Violation -- Warning of Fine, certified mail (Per Property Code Ch. 209)
Third Violation with Fine -- \$100.00
Fourth Violation with Fine -- \$150.00
Continuous Violations thereafter -- \$200.00

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 27 day of February, 2016.

Brattonwood Community, Inc.

By: [Signature]
Yancey Young

Title: President, Brattonwood Community, Inc.

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

IN WITNESS WHEREOF, I have hereunto set my hand as Witness, this 27th day of February, 2016.

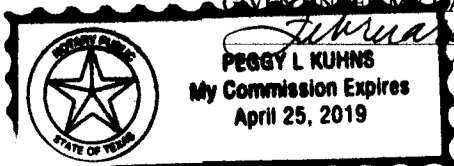
[Signature]
Julie Strippoli, Secretary

ACKNOWLEDGEMENT

THE STATE OF TEXAS
COUNTY OF TRAVIS

This instrument was acknowledged before me on February 27, 2016
by Yancey Young in the capacity stated above.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 27 day of February, 2016.



[Signature]
Notary Public

AFTER RECORDING RETURN TO:
Brattonwood HOA
9600 Great Hills Trail, Suite 100E
Austin TX 78759

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Dana DeBeauvoir

Mar 11, 2016 02:42 PM

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GONZALESM: \$30.00

Dana DeBeauvoir, County Clerk
Travis County TEXAS

UNOFFICIAL DOCUMENT