

BLUEBONNET RIDGE HOMEOWNERS ASSOCIATION
CONSTRUCTION POLICY

WHEREAS, Declarant prepared the Declaration of Covenants, Conditions, and Restrictions (the "Original Declaration") dated May 15, 1985, and recorded same on May 16, 1985, in Volume 226 Page 637 of the Real Property Records of Rockwall County, Texas; and

WHEREAS, the Original Declaration was amended and replaced by the Amended and Restated Declaration of Covenants, Conditions, and Restrictions of Bluebonnet Ridge (the "Amended Declaration") dated May 28, 2015, and recorded on May 28, 2015 as Instrument #20150000007564 in the Deed Records of Rockwall County, Texas; and

WHEREAS, Bluebonnet Ridge Homeowners Association (the "Association") is the property owners' association created by the Declarant to manage or regulate the planned development subject to the Declaration; and

WHEREAS, Article Ten, Section 10.02 of the Amended Declaration provides that the Owners, by affirmative vote of the Owners representing a majority of those present, in person, by proxy, by absentee ballot, or by electronic ballot at an Owners meeting, may make and authorize the Board to enforce reasonable rules, regulations, and policies governing the use and appearance of the Properties, in addition to further defining or limiting the rights, covenants and restrictions set forth in the Amended Declaration; and

WHEREAS, the Owners wish to establish rules, regulations, and policies governing construction within Bluebonnet Ridge and damage to Association Property.

NOW, THEREFORE, BE IT RESOLVED THAT the following rules, regulations and polices are hereby adopted governing construction within Bluebonnet Ridge and damage to Association Property:

- 1) The term "Association Property" will be defined herein as all entrance/exit gates, median/gate landscaping, lighting, signage, perimeter fencing, greenbelts, paved streets and roads within Bluebonnet Ridge but not located on private property, and includes both the Common Area and the Greenbelt.
- 2) Owner deposit - Prior to any Owner undertaking any construction project which requires the Association's Board of Directors approval, including but not limited to such items as swimming pool, house, landscaping, barn, fence or other appurtenances, the applicant will deposit a \$5,000.00 deposit ("Deposit") with the Association to be held until the project has been completed.
- 3) Insurance certificate - Before commencement of any construction project which requires the Association's Board of Directors approval, or the delivery of material on a project which requires a Deposit as set forth in the preceding paragraph, the applicable Owner must provide certificate of insurance in the amount of not less than \$1,000,000 covering damage or

destruction to any Association Property and \$500,000 Workers Compensation Insurance, which said certificate shall evidence the Association as an additionally insured.

- 4) Entries - Owners must direct all heavy trucks and trailers (both defined as exceeding 15 tons) hauling supplies or materials to a location within Bluebonnet Ridge through the posted construction entry gate and along the greenbelt system rather than the main entry or along paved roads. Owners who do not comply with this provision may be subject to a fine plus having any reasonable expenses for related damage to Association Property deducted from the Deposit.
- 5) Upon completion of construction, the Owner shall be entitled to request a return of the Deposit. Within thirty (30) days of receipt of such request, the Association's Board of Directors will determine if any damage was made to Association Property during construction for which the Deposit was made. If the Board of Directors determines that damage occurred, then the Board of Directors shall be entitled to withhold from the Deposit the estimated amount of the damages. The balance of the Deposit shall then be promptly returned to the applicable Owner.
- 6) If a request for return of the Deposit is not made to the Board of Directors within 90 days after completion of the construction, then the Deposit shall be forfeited and retained by the Association.

IT IS FURTHER RESOLVED that this Construction Policy is effective upon adoption hereof, to remain in force and effect until revoked, modified or amended.

This is to certify that the foregoing resolution was approved by the Owners at a meeting of same on October 25, 2015 and adopted by the Board of Directors at a meeting of same on November 17, 2015, and has not been modified, rescinded or revoked.

DATE: 10/18/2015


President

STATE OF TEXAS §
 §
COUNTY OF ROCKWALL §

BEFORE ME, the undersigned authority, on this day personally appeared DAVID ENGLISH PRESIDENT of Bluebonnet Ridge Homeowners Association, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that (s)he executed the same for the purposes and consideration therein expressed on behalf of said corporation.

SUBSCRIBED AND SWORN TO BEFORE ME on this 17th day of November 2015.



Kathryn D. English
Notary Public, State of Texas
6-2-16
My Commission Expires