

BLUEBONNET RIDGE HOMEOWNERS ASSOCIATION
GENERAL POLICIES

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 generally applicable to the use and appearance of Properties in Bluebonnet Ridge.

NOW, THEREFORE, BE IT RESOLVED THAT the following rules, regulations and polices are hereby adopted governing the use and appearance of Properties in Bluebonnet Ridge:

Category 1 Items - No Fines; Policy Only

- Horses have the right of way on the Greenbelt. When a horse rider approaches, the bike rider will pull off to the side, cut the engine and allow the horse rider to pass. Once the horse rider has passed, the bike rider may accelerate slowly without revving the engine.
- Crossing onto private property, by either horse riders or bike riders, is prohibited. Bikers and horse riders must stop at all road crossings. Jumping roads is prohibited.
- The speed limit for passenger motor vehicles is 25 mph. Texas traffic laws should be observed on all roads and streets in Bluebonnet Ridge.
- Motorcycle, ATV, or any other recreational vehicle speed limit is 25 mph on the Greenbelt and all Common Property.
- Before burning debris, contact the sheriff department to make sure it is ok to burn and take all necessary precautions to keep the burn pile under control.
- Guests of Owners are the responsibility of the Owner. Any issues or damages caused by such guests are the responsibility of the Owner.

- If the main entry gates are not functioning, Owners are not to attempt to fix them. Instead, Owners should use the service entrance and report the gate problem to a board member.

Category 2 Items - \$25 Fine Per Occurrence

- Garbage containers should be placed on the street no earlier than 24 hours before scheduled pickup and should be removed from street and view within 24 hours after pickup. In order to help prevent damage to the roads, the Association's preferred vendor for trash pickup is: TITAN WASTE, PO BOX 695, FORNEY, TX 75216, 972-524-2418. Other vendors may be approved by the Board of Directors.
- Riding motorcycles, ATV's or any other recreational vehicles on the greenbelt are limited to sun-up to sun-down.
- All delivery vehicles, service personnel, and vehicles driven by non-owners or non-residents pulling trailers, must use the service/contractor gate.

Category 3 Items - \$25 Fine Per Day

- No overnight parking on the street for consecutive nights or for more than a continual twenty-four (24) hour period.

Category 4 Items - \$100 Immediate Fine plus Cost of Repairs/Cleanup

- All vehicles to stay off grass median at the main entryway. No crossing over except in an emergency.
- No dumping allowed on the Common Property, Greenbelt or easements at any time.

A violation of the above General Policies will be enforced under the Association's FINE AND ENFORCEMENT POLICY.

IT IS FURTHER RESOLVED that these General Policies are 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.


Notary Public, State of Texas
6-2-16
My Commission Expires

Filed and Recorded
Official Public Records
Shelli Miller, County Clerk
Rockwall County, Texas
11/18/2015 12:29:26 PM
\$126.00
20150000018422



Shelli

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