

**ACTION OF THE BOARD OF DIRECTORS OF  
THE OAKS OF FRENCH CREEK HOMEOWNERS ASSOCIATION, INC.  
A TEXAS NON-PROFIT CORPORATION  
WITHOUT ORGANIZATIONAL MEETING  
CONSENT TO ACTION**

The undersigned, Ken Trainer, Terry Jermolejevs and Eric Trevino, being all of the present Directors of The Oaks of French Creek Homeowners Association, Inc., a Texas non-profit corporation, and being all of the Directors named in the corporation's Articles of Incorporation filed with the Secretary of State of the State of Texas on the 16th day of June, 2000, individually and collectively consent, by this writing, to take the following action, to adopt the following resolutions, and to transact the following business of the corporation:

1. Minute Book

**RESOLVED**, that this corporation shall maintain a minute book containing the minutes of this meeting and of all the subsequent meetings of the Board of Directors of this corporation and such other documents as the Board of Directors shall from time to time direct.

2. Articles

**RESOLVED**, that a copy of the Articles of Incorporation and Certificate of the Incorporation of the Secretary of State of Texas shall be inserted in the minute book of this corporation.

3. Bylaws

**RESOLVED**, that the Bylaws consisting of ten pages presented and considered at this meeting are adopted as the Bylaws of this corporation and the Secretary of the corporation is ordered to certify a copy of such Bylaws, maintain them in the principal office of the corporation for the transaction of its business and keep them open for inspection at all reasonable times during office hours.

4. Officers

**RESOLVED**, that the following persons be and the same are hereby elected as officers of this corporation to the offices set forth opposite their respective name:

<u>NAME</u>	<u>OFFICE</u>
Ken Trainer	President
Terry Jermolejevs	Vice President
Eric Trevino	Secretary/Treasurer

5. Powers of Officers

**RESOLVED**, that the President is hereby authorized to designate the following bank as a depositor for the funds of this corporation:

Frost National Bank

**RESOLVED FURTHER**, that the following persons will be authorized to sign checks and other instruments of withdraw from any account in the aforesaid bank subject to such restrictions as may be indicated below:

<u>NAME</u>	<u>RESTRICTIONS</u>
Ken Trainer	None
Barbara Lowry	None

**RESOLVED FURTHER**, that the printed resolutions required by the aforesaid bank for the purpose of authorizing a bank as a depository for a corporation are hereby incorporated by reference into this consent to action.

6. Contracts and Expenditures

**RESOLVED**, no contract may be entered into or expenditure made without the consent of the board of directors. The President is authorized on behalf of the board of directors to consent to expenditures for a nominal amount not to exceed \$1,000.00, which are in the best interest of the corporation.

7. Federal Employer's Identification Number

**RESOLVED**, that the President of the corporation is authorized to execute all documents necessary to obtain a federal employer's identification number for the corporation.

## 8. Budget


**WHEREAS**, the President of the corporation presented a preliminary budget for 2000 which covered landscaping, management, insurance, electric usage for monument and lights and other miscellaneous items.


**RESOLVED**, the annual assessment for each improved lot shall be the sum of \$120.00 per year.

## 9. Management Company

**RESOLVED**, the President of the corporation is authorized to engage the services of a management company.

EXECUTED this the 16th day of June, 2000.

  
By: Ken Trainer

  
By: Terry Jermolejevs

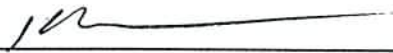
  
By: Eric Trevino

**ARCHITECTURAL CONTROL COMMITTEE  
OF  
THE OAKS OF FRENCH CREEK SUBDIVISION UNIT 6  
AND 11 LOTS IN UNIT 5**

I hereby appoint the following people to be members of the Architectural Control Committee of The Oaks of French Creek Subdivision Unit 6 and 11 Lots in Unit 5 as of the 16th day of June, 2000.

Terry Jermolejevs  
Eric Trevino

Executed this 16th day of June, 2000.


  
\_\_\_\_\_  
By: Ken Trainer, Chairman

**ARCHITECTURAL CONTROL COMMITTEE  
OF  
FRENCH CREEK VILLAGE SUBDIVISION UNIT 6  
AND 11 LOTS IN UNIT 5**


We, the undersigned members of the Architectural Control Committee of French Creek Village Subdivision Unit 6 and 11 Lots in Unit 5 hereby adopt the following resolution:

**RESOLVED**, the residential design guidelines for French Creek Village Subdivision Unit 6 and 11 Lots in Unit 5 are attached hereto as Exhibit "A" and incorporated for all references.

Executed this 16th day of June, 2000.

  
\_\_\_\_\_  
By: Ken Trainer, Chairman

  
\_\_\_\_\_  
By: Terry Jermolejevs, Member

  
\_\_\_\_\_  
By: Eric Trevino, Member

**RESIDENTIAL DESIGN GUIDELINES  
FOR FRENCH CREEK VILLAGE SUBDIVISION UNIT 6  
AND 11 LOTS IN UNIT 5**

The Architectural Control Committee (ACC) has been established to meet the objectives of the Declarations of Covenants, Conditions and Restrictions of French Creek Village Subdivision Unit 6 and 11 Lots in Unit 5. It is the intent of the ACC to encourage the construction of homes of good architectural design, quality and size which will enhance the livability for all residents of French Creek Village Subdivision Unit 6 and 11 Lots in Unit 5.

In determining whether an improvement to a lot should be approved, the ACC may take into consideration factors deemed to be appropriate by the ACC. Such factors may include, without limitation, the following:

1. The Declaration;
2. The quality of the building materials or improvements;
3. The harmony of external design of such building or improvement with existing or proposed buildings or improvements and with a design or otherwise character or aesthetics of the subdivision;
4. The location of such building or improvement upon the lot; and
5. The compliance with laws, ordinances, rules and regulations of any county, state, municipal or other governmental authority.


The ACC shall approve or disapprove the plans in accordance with the following procedures:

1. Two complete sets of the following plans shall be delivered to the chairman of the ACC at the address set forth below:
  - a. Site improvements/grading plans (the plan must show change from existing site plan and any clearing and designated easements);
  - b. Foundation plan;
  - c. Floor plan;

- d. Exterior building elevations; and
  - e. Fence detail and plan.
2. The name of the original contractor shall be submitted to the ACC along with a brief business history of such original contractor.
  3. If the plans and original contractor are approved by the ACC, a letter of approval, including a description of qualifications or required modifications, if any, will be prepared for the counter signature of the owners. Such approval shall be dated and shall not be effective for construction commenced more than six months after such approval. If construction does not commence within six months from such approval, owner shall not begin construction of any building or improvement of any kind unless the corresponding plans and original contractor have been resubmitted and reapproved by the ACC.
  4. If the plans or original contractor are disapproved by the ACC, one set of such plans shall be returned marked "Disapproved" or a statement shall be sent indicating disapproval of the original contractor. Disapproved plans or original contractor shall be accompanied by reasons of disapproval.
  5. If the ACC fails to indicate its approval within thirty days after receipt of plans or the history of the original contractor, it will be deemed that the ACC has approved such plans or original contractor.
  6. The ACC requires payment by any party who submits plans for approval of a cash fee to compensate for the expense of reviewing such plans. The initial fee hereby set for the review of plans is Ten and No/100 Dollars (\$10.00). If it considers that the circumstances so warrant, the ACC may increase such fee without joinder or consent of any other party.
  7. The ACC exempts RH of Texas Limited Partnership, a Maryland limited partnership, from complying with items 1 through 6 above.
  8. At a minimum all new home construction must comply with the following design requirements:

- One story: 1,500 sq. ft. minimum for Lots 38 through 88, Block 16, NCB 17696, French Creek Village Subdivision Unit 6, as prescribed by instrument filed of record at Volume 9547, Pages 114-117, Deed and Plat Records of Bexar County, Texas, and Lots 54 through 57 and Lots 60 through 66, Block 7, NCB 17696, French Creek Village Subdivision Unit 5, as prescribed by instrument filed of record at Volume 9508, Page 98, Deed and Plat Records of Bexar County, Texas and 1,200 sq. ft. minimum for all other Lots
- Multi-story: 1,600 sq. ft. minimum
- Setbacks: Setbacks for the front, side and rear shall comply with the City of San Antonio requirements.
- Masonry: 50% of outside structure--fiber cement products are considered masonry products
- Roofs: 20 year guarantee or better
- Fencing: Fences must be constructed of wood, brick or concrete.
- Sidewalks: Sidewalks must match the contiguous lot at the property line but may be placed anywhere in an area from the curb to 8 feet back of the curb.
- Waivers: The ACC shall have the right to waive any requirements which in their sole opinion will enhance the nature and character in the subdivision.

Effective the 16th day of June, 2000.

  
By: Ken Trainer  
Chairman of the ACC  
14800 San Pedro, Suite 116  
San Antonio TX 78232

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