



Tierra Linda Ranch Homeowners' Association Consolidated Rules March 2014

The following rules, adopted by Tierra Linda Ranch Homeowners Association, under authority of Article VIII Section 12 (b) of the By-Laws of the Homeowners Association are in most part a codification, update and amendment of previous rules written by various committees to meet perceived needs on the Ranch. They supersede all previous rules. This compilation is intended to help inform members of the rules and to aid future Boards in administering them. The rules are subject to amendment, addition or deletion at any time in accordance with the above By-Law Article.

Table of Contents

Article I:	General Rules	2
Article II:	Ranch Facilities.....	4
Article III:	Airstrip.....	5
Article IV:	Horse and Stables (<i>Revised March 2014</i>).....	7
Article V:	Lakes and Streams.....	13
Article VI:	Swimming Pool.....	14
Article VII:	Stonehouse (<i>Revised March 2014</i>)	15
Article VIII:	Tennis Courts	16
Article IX:	Trailers, Recreational Vehicles and Site Maintenance Equipment	17
Article X:	Ranch Staff and Equipment.....	18
Article XI:	Trash Collection and Brush Disposal (<i>Revised March 2014</i>)	19
Article XII:	TLRHA Elections	20
Article XIII:	TLRHA Board Meetings.....	23
Article XIV:	Guidelines for Burning (<i>Revised March 2014</i>)	25
Article XV:	Recycling by Tierra Linda Homeowners (<i>Revised March 2014</i>)	26

Article I: General Rules

- A. The Board will make every reasonable effort to keep members advised of rules, dates and time for use of Ranch facilities by newsletter, e-mail and bulletin board posting and/or appropriate signs.
- B. Per Article II, Sections 9 & 10 of the By-laws, "Owner" member shall mean and refer to the person or persons, entity or entities who own a lot by virtue of a recorded deed or recorded contract for deed.
 - 1. Per Article IV, Section 1 of the By-laws, except as provided in Riding Rule 5, a member of the family unit must accompany guests using any of the Ranch facilities.
 - 2. Hunting by any means is banned on the Ranch, unless conducted under the direction of the Board.
 - 3. Fireworks are banned at all times on all areas of the Ranch due to fire hazard.
 - 4. Door to door solicitations are prohibited.
 - 5. All non-related Ranch activities and commercial / business announcements / advertisements may be posted on the Community Bulletin Board at the front of the Ranch. Business cards may be made available at the Ranch Office. No flyers may be inserted in residents' mailboxes.

Announcements/information related to Ranch sponsored activities or Ranch organizations may be posted on the Ranch bulletin boards positioned at each bank of mailboxes. Only those flyers related to Ranch activities may be placed in residents' newspaper tubes.

All information to be posted on bulletin boards, sent via email to residents, or inserted in newspaper tubes must be approved by the Board. Board Liaisons to Committees, Advisory Groups and/or Special Projects have the authority to approve related communications. All other requests must be approved by three members of the Board.

- 6. Open burning operations of any sort should be conducted only after contacting the Tierra Linda Ranch Office or Volunteer Fire Dept. Fire Chief. Observe warning/sign flag posted at the Firehouse.
- 7. Dogs are to be under owner's personal control. Animals observed harassing livestock, wildlife or residents may be subject to capture and delivery to the Gillespie County Sheriff's Office.

8. Contractors must contact Ranch Manager before dumping fill material in common area pits.
 9. Camping on common grounds, except where designated, and on undeveloped tracts is prohibited.
 10. Motorized vehicles of all types are prohibited off road on other members' property without their permission and on common ground. Exceptions are Ranch, Emergency and Service vehicles.
- C. Upon formal petition by letter to the TLHA Board of Directors, the Board may consider and make exceptions to the TLHA General Rules in specific cases.

Article II: Ranch Facilities

A. Private Parties in Ranch Facilities

1. The Stone House, picnic area, pool and tennis courts cannot be reserved exclusively for any private party.
2. A Ranch member must host the party.
3. Host is responsible for cleanup and damage. Ranch staff is not available for cleanup.
4. Private parties must end by midnight.
5. The private party rules listed above do not apply to Ranch affairs to which all members are invited.
6. All private parties, gatherings, events, etc. must be approved by the Board with the exception of scheduling events, etc. at the Stonehouse which may be scheduled and approved by the Board liaison. The Board liaison would prevent scheduling conflicts by maintaining a Stonehouse calendar. (See General Rules, Stonehouse, Article VII, B. Calendar) Only in the event of a controversy would the entire Board be involved.

B. Common facilities may be used for member instruction purposes e.g., aerobics, computer classes, investment advice, estate planning, bridge, etc. All students must be members. Instructors can be non-members.

C. Ranch employees and their children may use Ranch facilities.

D. Children of homeowners and Ranch employees who are members in good standing of a local 4H or FFA club may use facilities at the Red Barn and stables for their projects with the approval of the Ranch Manager. Projects may not include swine or fowl. Expenses and care of the animals will be the responsibility of the children and their parents.

Article III: Airstrip

- A. Motor vehicles and bicycles are barred from the runway except for maintenance purposes.
- B. Cars parked at the airstrip for more than a day are to be parked in or behind the hangars.
- C. Use of the runway for pedestrian traffic is not prohibited, but caution is advised. Pedestrians must be alert for aircraft activity and must completely vacate the runway when an aircraft is preparing to taxi, take off or land.
- D. Deer and other wildlife may accidentally roam the runway and vicinity. Pilots are urged to be alert and cautious for this possible hazard.

Tierra Linda Homeowners Association assumes no liability for injuries or damage resulting from wildlife or from any other condition beyond its control. Conditions beyond the control of the Tierra Linda Homeowners Association include, but are not limited to:

- 1. Failure to obtain airport information sheet.
- 2. Failure to observe any of these rules.
- 3. Failure to heed any of the precautions published in the airport information sheet.
- 4. Failure to follow any of the procedures published in the airport information sheet.

The airport information sheet should be supplied to all potential visiting pilots before their arrival.

**TIERRA LINDA RANCH AIRPORT
KERRVILLE, TEXAS**

RWY 16

Airport ID: 60TE

Location: Lat/Long: N30°- 08.483', W 99°-09.028' (middle of runway)
6 nm North of city depicted on San Antonio Sectional
13.6 nm from Center Point VOR (CSI) on 007° radial
23.4 nm from Stonewall VOR (STV) on 253° radial

Elevation : 2000 ft. MSL

Runway: 16/34, 50' x 3000', paved, left traffic, unlighted

Obstructions: 271' (2331' MSL) lighted tower 1 nm North West.
7' fence both ends runway, small trees on North end.

Wind Direction Indicator: Windsocks both ends of runway on West side.

Common Traffic Advisory Frequency (CTAF): 122.750

Nearby Airports with instrument approaches & AWOS:
Kerrville (ERV) 10.4 nm SSE, AWOS 118.125 (830)-895-2204
Gillespie Co. (T82) 13.9 nm NE, AWOS 120.0 (830)-990-2716

Flight Service: San Angelo 122.25, Houston Center 134.2

Ownership: private - Tierra Linda Ranch, 389 Oak Alley, Kerrville, TX
78028. Call 830/257-4154 or e-mail TLRanch@ktc.com for information.

Approved Users: Family Members and guests of Ranch Property Owners.
Others by prior arrangements.

Fuel: 100 LL, only by prior arrangement with TLR Pilots' Association
member.

Parking ramp: North East edge of runway with tie-downs.

Caution / Remarks: Use Airport at your own risk. Trees, houses, and
hangars line both sides of runway. There are sharp drop-offs on edges
of runway, especially at mid-field on West side. Terrain drops off at both
ends of runway. All these factors contribute to turbulence in windy or
un-stable air conditions, especially during landings.



RWY 34

Article IV: Horse and Stables (Revised March 2014)

A. Personal Horses: (the term horse shall hereafter apply to all equids).

1. Members may be allowed to keep personal horses in a Ranch pen for a maximum of 120 consecutive days while suitable housing for the horse is being prepared on the owner's lot. The owner is totally responsible for care and feeding of the horse during this period. Once a horse is removed from the Ranch pen, it may not be returned without Board permission
2. Personal horses are not allowed to roam loose at any time.
3. Personal horses may be kept on owner's property according to Restrictions, Covenants and Conditions.
4. Coggin's Test results must be on file at the TL office for personal Horses.
5. Burial/disposal of a privately owned horse on ranch property must be done by the ranch staff, supervised by the ranch manager. The horse owner should contact the ranch office to make arrangements and reimburse the Association for the costs associated with personnel and equipment.

B. Guest Horses:

Due to current insurance constraints, horses belonging to guests of Members may be ridden only on the host Member's private property and not on any common grounds or Ranch Roads. Easements to enter other Members' property granted by the Restrictions, Covenants and Conditions do not apply to guest's horses. Coggins test results must be presented to the TLR Office upon entry to the Ranch or be available for inspection by any member of the Ranch Staff.

C. Ranch Horses:

1. The commonly owned Ranch riding facilities consist of:
 - a. A horse stable with various horses.
 - b. Appropriate saddles, bridles, grooming supplies, etc.
 - c. A riding ring.
 - d. Access to various trails on common and private land.
2. A Wrangler and the Ranch Manager supervise the riding facilities. There is a Riders Advisory Group (RAG) which assists with testing, instruction, special riding events and provides recommended improvements for the Board's consideration. Specific details of all phases of the horse program can be obtained from a RAG member.
3. Riding, qualification testing, and instruction coordination are available to all members and their family units as defined in Article IV Section 1 of the Bylaws."
4. No one may ride Ranch horses at Tierra Linda without first being deemed qualified by the RAG, Wrangler, or Ranch Manager.
5. Stables are closed on Thursdays.

Rider Instruction and Classification

Riding Hours – Vary from season to season; consult the bulletin board for the current schedule.

Helmets – All riders under 18 years of age **must** wear safety helmets. No waivers or exemptions to this rule will be allowed. Loaner helmets are available at the Stable.

Riding Ring – An arena is located behind the Stable and is available for riding by riders who are family unit members or guests, and are 6 years and older. An Intermediate, Advanced or Independent observer, who is at least 18 years old, must be present. A maximum of 3 horses in the ring are allowed at any one time. Only Intermediate, Advanced or Independent riders may lope horses in the ring. The exception to this paragraph is a RAG sponsored class or lesson conducted by a certified instructor approved by the RAG or Ranch Manager. Any obstacles placed in the riding ring must be removed by the individual, group, or class that set them in the ring. These must be removed immediately after you leave the ring.

Halter Led Pony Rides – Riders must be at least 2 years old, and may be a family unit member or guest. Riders 2 through 5 years of age may only be halter led only in the ring or adjacent pasture. An Intermediate, Advanced, or Independent observer, who is at least 18 years old, must be present.

Riding Instruction and Testing – Instruction and testing is available for members and members of the family unit as defined in Article 4, Section 1 of the By-Laws. Exceptions to this rule may be considered as specified in Article I, Section C (page 2) of these consolidated general rules. Consult the bulletin board or a RAG member for more information.

Rider Classification

- 1. Beginner** – See Exhibit 1. Beginner riders require no instruction and is open to all members and members of the family unit as defined in Article 4, Section 1 of the By-Laws, and their guests who are 9 years old or older. Beginner riders may only participate in Wrangler-led trail rides once they are deemed qualified by the RAG, Wrangler, or Ranch Manager.
- 2. Novice** – See Exhibit 1. Novice is open to all members and members of the family unit as defined in Article 4, section 1 of the By-Laws who are 9 years old or older. Students take a condensed course covering basic riding skills. No ground handling skills are required. Novice riders may participate in the Youth Fun Day and may use the ring, but must have an Intermediate, Advanced, or Independent observer who is at least 18 years old present.
- 3. Intermediate** – See Exhibit 1. Intermediate is open to all members and members of the family unit as defined in Article 4, Section 1 of the By-Laws. Prospective Intermediate riders must complete 5 trail rides prior to Intermediate testing. Students are taught ground handling skills and riding skills. Example: mount/dismount, walk, trot, stop, backup and navigate obstacles. A basic knowledge of equine Behavior will also be taught. Upon completion of the course and passing the Intermediate written and riding tests, which do not include tacking up or cantering, Intermediate riders may use the riding ring, but must have an Intermediate, Advanced, or Independent observer who is at least 18 years old present. They may participate in Wrangler-led and Special Rides as well as Open Rides with an Advanced or Independent rider. Children, age 9 years and older who are Members of the Family Unit as defined in Article 4, Section 1 of the By-Laws will be permitted to take the Intermediate riding classification test after 5 hours of ring riding experience with an Intermediate, Advanced, or Independent observer who is at least 18 years old present. After passing the Intermediate rider classification test, the child would then be permitted to participate in trail rides, open rides, and special rides with an Advanced or Independent rider. (Note: The test could be given verbally to this age group). Intermediate certified riders must participate in at least 2 trail rides or open rides per year to retain their certification. Failure to meet this requirement

necessitates a skill evaluation by a RAG tester, Ranch Wrangler, or the Ranch Manager to be reinstated to the Intermediate level. Intermediate riders are required to complete an annual safety/first aid seminar. Failure to complete will result in the loss of the Intermediate classification and reclassification as a novice. The Intermediate classification will be restored upon completion of the seminar.

- 4. Advanced** – See Exhibit 1. Advanced is the next-to-highest classification of rider at Tierra Linda Ranch, and as such carries a responsibility and privilege not afforded to other riders. Advanced is open to all members and members of the family unit as defined in Article 4, Section 1 of the By-Laws who are 18 years old or older and who have passed the Intermediate test. Prospective Advanced riders must complete an additional 15 trail and/or open rides prior to Advanced testing. Advanced riders require a proficiency in all ground handling and riding skills. They also must have a basic knowledge of equine behavior. Advanced riders are also expected to saddle and unsaddle their horses on each ride and assist the Wrangler when requested. Upon passing of written and riding tests, Advanced riders may use the riding ring, but must have an Intermediate, Advanced, or Independent observer who is at least 18 years old present. They may participate in Wrangler-led rides, Special Rides, and Open Rides with another Intermediate, Advanced, or Independent rider. The Advanced rider is expected to spread the usage of their horses (that they are qualified to ride) amongst the entire remuda. The Advanced classification must be maintained by riding on an open ride at Tierra Linda at least twice every six months. If an Advanced rider has not ridden at least twice in the past six months, January-June or July- December, the rider's classification automatically becomes an Intermediate. The rider can request a skill evaluation by a RAG tester, the Ranch Wrangler, or the Ranch Manager to be reinstated to the Advanced Level. It is the rider's responsibility to contact one of these people to be evaluated. If not reinstated, the rider would have to pass the Advanced prerequisites and testing to be re-certified as an Advanced rider. Tierra Linda Ranch Property owners with private horses who actively ride their horses would be automatically included in the Advanced rider classification without any test requirements. Advanced riders are required to complete a safety / first aid seminar annually. Failure to complete will result in loss of the Advanced classification, and reclassification as a Novice. The Advanced classification will be restored upon completion of the seminar. Property owners with their own horses are exempt from the seminars.
- 5. Independent** – See Exhibit 1. Independent is the highest classification of rider at Tierra Linda Ranch, and carries a higher degree of responsibility and privilege than afforded to other riders. Independent is open to all members and members of the family unit as defined in Article 4, Section 1 of the By-Laws. A minimum age limit of 12 is required for this level. Skill sets, maturity, and past accomplishments will be considered in the evaluation. Independent requires a superior knowledge in all ground handling, riding skills and equine behavior and safety. Independent riders must be able to catch, tack, saddle and unsaddle their horses on each ride, and assist the Wrangler when requested. Independent must also be willing to help the Wrangler whenever assistance with the horses and riding amenity is needed. This may include help with Veterinary visits, feeding, inventories etc. To ride a ranch horse, an Independent rider under 18 years of age must have an Intermediate or Advanced rider who is at least 18 years old present. If over 18 years of age, an Independent rider must have at least one person present as an observer who is able to call for help in an emergency situation. If under 18 years of age, an Independent rider can have only one intermediate or above rider on any ride (open or ring) under their supervision. To achieve this classification, a rider must have exhibited superior skills with and around horses. The Independent rider is required to spread their usage of horses amongst the entire remuda. No prior classification is required. The Ranch Manager or Wrangler must nominate an individual for this classification. This

classification also requires a vote by current RAG members. The vote must be a majority vote with the Ranch Managers or Wranglers recommendation counting as one vote. The Independent classification can be revoked for any violation of ranch riding policy by the Ranch Manager or Wrangler. There are no riding requirements to maintain the Independent classification. Yearly safety / first aid seminars are a requirement. Failure to complete will result in the loss of the Independent classification and reclassification as a Novice. Upon completion of the seminar the Independent classification will be restored.

6. Safety and First Aid seminars will be conducted quarterly. These will be coordinated by the RAG. If for some reason you are unable to complete a seminar, contact a member of the RAG to make alternative arrangements.

Horse Reservation System and Riding Rules

1. Horses may be reserved in advance for a maximum of four (4) hours utilizing the schedule below. Reservations, in advance by telephone or in person, must be made only to the Ranch Office during Office hours. Answering machine messages or emails will not be accepted. Please allow at least one day notice for reservations. Reservations will not be held beyond the reservation time. The Ranch pays a Wrangler to lead trail rides on Friday, Saturday, and Sunday. On these days, Wrangler-led rides take precedence over open rides. On Friday, Saturday, or Sunday, open rides can only be scheduled at least 5 hours before the first Wrangler-led ride or after the last Wrangler led-ride returns. Open rides can be scheduled from 8:00 AM until 5:00 PM on Monday, Tuesday, and Wednesday. Walk-ins cannot always be accommodated. If you missed the deadline to make a reservation for a trail ride, or are qualified to go on an open ride, all unreserved horses will be available for an open or trail ride on a first-come first-served basis on Friday, Saturday, and Sunday. It is the sole responsibility of the rider to go to the stable and check availability of any horses for a ride; no phone calls or emails will be accepted. A rider may add their name to the list if a horse is available. You must make arrangements at least one hour in advance for a trail ride. Open rides can choose their own time. Arrangements must be made the day of the ride, Friday for Friday, Saturday for Saturday, Sunday for Sunday, no exceptions. Switching a rider and horse without wrangler approval will result in a 30-day suspension of riding privileges. As not every rider is qualified to ride every horse, the Wrangler has the final decision on who can and who cannot ride. **Rides leave promptly at the scheduled time. Please arrive 15 minutes ahead of your ride time to fill out liability release forms, adjust tack, and mount up.**
2. Reservation Schedule:

Ride Monday	Call the prior Monday or after
Ride Tuesday	Call the prior Tuesday or after
Ride Wednesday	Call the prior Wednesday or after
No rides on Thursday	
Ride Friday	Call the prior Friday or after
Ride Saturday	Call Monday of same week or after
Ride Sunday	Call Monday of prior week or after
3. There is a maximum of four (4) horses per family unless there are extra horses available.
4. The Wrangler has absolute authority to assign horses, restrict the use of any horse, enforce rules and deny riding privileges.
5. No riding aides such as spurs, whips, or crops etc. may be used on Ranch horses unless directed or approved by the Wrangler or Ranch Manager. No exceptions.
6. Texas-style decorum and behavior is expected at the stables and around the horses. This is Texas; therefore Texas politeness, hospitality, and manners will be observed.
7. All riders must sign in and complete a Release of Liability.

8. Routine Wrangler led trail rides are open to all riders 9 year or older. Special trail rides are open only to Intermediate, Advanced, and Independent riders. The exception to this rule is for guests of residents who own horses if the guest rides one of the resident's horses. The guest must be accompanied by the resident and must have signed an insurance waiver. Open rides are open only for:
 - a. Independent riders – Must be accompanied by at least one Advanced or one Intermediate rider. If over 18 years of age, may take two intermediate riders; if under 18 years of age, may take only one Intermediate rider.
 - b. Advanced riders – Must be accompanied by at least one Intermediate, Advanced, or Independent rider. Each Advanced rider can have no more than two Intermediate riders accompany them.
9. Novice, Intermediate, Advanced and Independent riders may use the ring to practice riding skills, but must have an Intermediate or Advanced observer who is at least 18 years old present. An Independent rider can also be present (see Independent rider classification for restrictions).
10. All riders must sign in and have completed a Wavier of Liability. Guests need not be accompanied by a family unit member on Wrangler-led trail rides, but they must be brought to the stables, introduced, and signed in by a family unit member.
11. Only one person of any age per horse.
12. No smoking, alcohol, or drugs around stable, on trails, or in the ring.
13. Only Intermediate, Advanced, and Independent riders are allowed to enter the stall area of stables. The wrangler has the right to restrict this privilege on an individual basis. All other riders must stay in the sign-in area.
14. All riders must wear footwear with heels. Sneakers, sandals, etc. are not allowed. Lace-up boots are strongly discouraged.
15. Horses should not be loped on trail or open rides. Only Intermediate, Advanced, or Independent riders may lope in the ring. Only Advanced or Independent riders may lope in the pastures adjacent to the ring.
16. All trail rides are single file. Horses must be kept one length apart at minimum.
17. Do not allow horses to graze or drink on the trail while bridled.
18. Do not ride close to homeowners' houses or lawns.
19. All gates should be left open or shut as you found them.
20. Age requirements for non-classified riders:
 - a. 2 - 5 years old – may be halter-led in ring with an Intermediate, Advanced, or Independent rider observer who is at least 18 years old present.
 - b. 6 - 8 years old – may ride in the ring with an Intermediate, Advanced, or Independent rider observer who is at least 18 years old present.
 - c. 9 and over – may trail ride on a wrangler-led ride.

FAILURE TO COMPLY WILL RESULT IN LOSS OF RIDING PRIVILEGES

Exhibit 1 – Riding Levels and Competency Skills Checklist

AGE CRITERIA	≥9 years	≥9 years	≥9 years	≥18 years	≥12 years
RESIDENT STATUS	Resident or Guest	Resident	Resident	Resident	Resident
LEVEL	Beginner	Novice	Intermediate	Advanced	Independent
<u>SKILL</u>					
Catch			X	X	X
Lead			X	X	X
Tie			X	X	X
Groom			X	X	X
Clean out feet			X	X	X
Tack up			X	X	X
Adjust stirrups			X	X	X
Adjust bridle			X	X	X
Mount		X	X	X	X
Complete 5 trail rides prior to testing			X		
Walk	X	X	X	X	X
Turn	X	X	X	X	X
Stop	X	X	X	X	X
Trot		X	X	X	X
Back up		X	X	X	X
Navigate obstacles at walk and trot		X	X	X	X
Dismount		X	X	X	X
Complete riding skills course		X			
Pass level test (written and ring)			X	X	
Complete 15 trail or open rides prior to testing				X	
Canter				X	X
Navigate obstacles at walk, trot, canter				X	X
Untack				X	X
Put tack and tools away			X	X	X
Turn out			X	X	X
Able to assist other riders				X	X
Able to assist Wrangler				X	X
Have superior equine behavior and riding skills					X
Assist Wrangler whenever requested					X
Attend and complete Safety/First Aid seminar annually			X	X	X
<u>May participate in</u>					
Wrangler led rides	X	X	X	X	X
Youth Fun Day		X	X		
May use ring with an Intermediate, Advanced, or Independent observer who is 18 years or older			X	X	X
May use ring with an Intermediate, Advanced, or an individual over 18 years of age					X
Open rides with an Advanced or Independent rider			X	X	X
Pony rides - See "Halter Led Pony Rides" under "Rider Instruction and Classification"					

Article V: Lakes and Streams

- A. Swimming and gasoline powered boating is prohibited on the lakes. Electric motors are allowed.
- B. Upper Lake: There are no fishing restrictions with the exception of Pickerel, Pike and Gar. Please destroy these species.
- C. Trophy Lake (lower lake): All bass 14" and under should be removed from the lake when caught. It is recommended that if you don't wish to eat them, that you release them in Upper Lake or in the creek near the tennis courts. All Bass over 14" should be released. No trot lines in the lower lake.
- D. Boats are provided for members use only. Ranch denies all liability in connection with boat use. Capacity not to exceed two (2) adults or one (1) adult and two (2) children under 12 years of age. All boat occupants are strongly urged to use personal floatation equipment. In no case are children to occupy boats without a lifejacket. Boats are to be returned to designated areas after use, re-chained and locked.
- E. NO CHILDREN UNDER 14 YEARS OF AGE ALLOWED ON ANY LAKE WITHOUT A LIFEJACKET.
- F. POSTED LAKE RULES:
 - 1. A FAMILY UNIT MEMBER MUST ACCOMPANY GUEST WHILE FISHING**
 - 2. NO OPEN FIRES OR SWIMMING ALLOWED**

Article VI: Swimming Pool

Swimming Pool – Hours: 7:00 a.m. to 10:00 p.m.

- A. Tierra Linda Ranch does not employ a lifeguard. SWIM AT YOUR OWN RISK. SWIMMING WITH A BUDDY IS RECOMMENDED.
- B. The pool enclosure must be locked when no member is present. Contact Ranch Office or Ranch Manager to obtain lock combination.
- C. Entering the pool enclosure any time other than the posted hours will be treated as trespassing.
- D. If you are the last to leave—lock the gate.
- E. Evacuate pool and surrounding area during electrical storms.

Please observe the rules.

- 1. Everyone utilizing pool area must sign in and provide a lot number or Ranch address.
- 2. Adult supervision is required for all children under 14 years of age.
- 3. Appropriate bathing attire is required.
- 4. Not permitted in pool enclosure:
 - a. glass containers
 - b. food
 - c. large flotation devices
 - d. tobacco or tobacco products
 - e. pets
- 5. No running, horseplay or climbing on/diving from rock walls or shade structures.
- 6. The pool will no longer be available for outside groups such as church and school functions or private parties. Each Member of the Family Unit (as defined in Article 4, Section 1 of the Bylaws) will be permitted to have one non-overnight pool guest. The Family Member must be present at the pool with the guest. (An example of this is if Homeowner #1 comes to the pool he can have one guest who is not spending the night – if Homeowner #1's daughter comes to the pool she can also have one guest who is not spending the night) There is no limit on overnight houseguests but they too must be accompanied by a Family Member.
- 7. Babies are required to wear Swim Diapers.

Article VII: Stonehouse (Revised March 2014)

Stonehouse Hours: 8:00 a.m. to 10:00 p.m.

A. Consult Article II of General Rules for group or party restrictions.

1. Requests for events must be scheduled through Board Liaison.
2. Entry without authorization before or after stated hours will be considered trespassing.

B. Calendar:

1. All scheduled events should be posted OUTSIDE on the bulletin board adjacent to the kitchen entrance to the Stonehouse.
2. After authorization, dates of special events should be posted with name of person responsible for each event.
3. The Office must have duplicate copies of information posted on the Stonehouse bulletin board with the name of a person to contact.
4. The Stonehouse scheduler is responsible for keeping the calendar updated.

C. Donations:

Any donation of furniture, artwork or other items must be referred to Board of Directors for final approval.

D. Use:

1. Kitchen: After use, please leave in order. CHECK ALL APPLIANCES. (Are burners and oven off?)
2. Return all furniture to original placement.
3. Return folding chairs to storage in an orderly state.
4. Repairing damage incurred by a guest or member shall be the responsibility of that member.
5. When leaving, turn lights & fans off.
6. Treat septic systems and lavatory as in your own home. No personal hygiene products flushed. Biodegradable refuse only.
7. Clean up after use.
8. No pets allowed.

Article VIII: Tennis Courts

- A. The Tennis Courts are for the express purpose of tennis only. The following items are not allowed on the courts:
 - 1. bicycles
 - 2. skates
 - 3. roller blades
 - 4. skate boards
 - 5. pets
- B. Do not strike court surface with any object.
- C. After using squeegee rollers, please hang them up on WEST end fence under Oak tree. Direct sunlight destroys the squeegee material.
- D. Court-appropriate shoes are required. Shoes that leave black marks on the courts are prohibited.

Article IX: Trailers, Recreational Vehicles and Site Maintenance Equipment

- A. The Architectural Control Committee has given a general variance to allow keeping a travel trailer or motor home at a house and visible from nearby roads or neighbor's residences for up to three (3) days before and after a trip. Member' vehicles are not to be used for accommodation at any time. Guests may reside in their recreational vehicles during their visit provided that this does not exceed seven (7) days.
- B. Recreational vehicles (RV's) including motor homes, 5th wheels, and travel trailers are to be stored only in the designated parking and storage area behind the Red Barn, or in an appropriate building on the owner's lot. RV's are not to be parked, stored or occupied in the common areas, including the former campground area located along and adjacent to White Oak Creek.
- C. No one may live in an RV on the property while a dwelling is under construction.
- D. Personal utility trailers and small horse trailers (maximum two-horse capacity) may be parked on Members' property (preferably out of sight of neighbors).
- E. Personal construction and maintenance equipment is to be stored in an appropriate building or in such a manner to be not visible from the street or from a neighbor's residence.
- F. Only operational personal recreational vehicles or trailers (e.g.: utility, horse, travel, cargo or boat) owned by Members may be parked in the storage area near the Red Barn. "Operational" is defined as (1) state registration current or expired for not more than one year and no flat tire for a year or more, for those vehicles requiring state registration, or (2) no flat tire for a year or more for vehicles, such as utility trailers, that are not driven off of the Ranch. A vehicle that is not operational is considered derelict or abandoned. Vehicles must be registered with the TLR office or its designee, be assigned a specific parking space, and receive a parking sticker to be affixed to the vehicle.
- G. A Member may park only one vehicle in the Storage Area. Upon approval of the RV/Trailer Storage Group, a second vehicle may be parked in the Storage Area on a Space-Available basis with the understanding that it may have to be removed to accommodate another Member's first vehicle. If a second vehicle must be removed, the vehicle most-recently parked will be asked to move first. No commercial vehicles may be parked in the Storage Area.
- H. Derelict vehicles or equipment, vehicles parked in spaces other than their assigned space or are not operational may be moved at the expense of the owner by Ranch staff after appropriate notification to the owner. If necessary, vehicles may be disposed of in accordance with Chapter 683 (Abandoned Motor Vehicles) of the Texas Transportation Code.
- I. Automobiles may not be stored in the RV and trailer parking area.
- J. The Board will appoint a RV and Trailer Parking Group to administer and monitor the vehicle parking program.

Article X: Ranch Staff and Equipment

- A. The Ranch staff, while on duty, are prohibited from performing any personal services e.g., feeding pets, watering flowers, collecting mail, etc.
- B. The Ranch Manager is expected to enforce Ranch rules with due discretion. Complaints by members should be addressed to the Board in writing.
- C. Ranch staff are not to carry guns on their person or in Ranch vehicles except in connection with livestock and wildlife operations.
- D. Ranch labor, material and equipment are not available for individual member use.

Article XI: Trash Collection and Brush Disposal **(Revised March 2014)**

- A. Trash will be collected on Monday and Thursday. Trash must be placed at the roadside on collection mornings by 8:00 a.m. (not the night before). When an observed holiday falls on a trash collection day, trash will be picked up on the next regularly scheduled collection day. The following standards are established for collection of trash:
1. Trash will be placed in sturdy plastic bags and tied shut. Bags must have sufficient wall strength to maintain physical integrity when lifted.
 2. Full trash bags should not weigh more than 35 pounds.
 3. While not required, placing plastic bags in a garbage can (plastic/metal) could help deter animal damage. The staff is not responsible for picking up trash that has been scattered by animals or other means. The staff will notify the resident who will be responsible for picking up the scattered trash
 4. Trash found to contain any of the following will not be picked up by the staff and the resident will be notified. Service will be discontinued upon the second occurrence.
 - a. Medical hazardous waste such as syringes
 - b. Yard waste (rocks, soil, leaves, etc.)
 - c. Construction waste (lumber, sheetrock, etc.)
- B. Cardboard boxes must be broken down and taken to the Red Barn recycle bin. DO NOT place any cardboard boxes in dumpsters.
- C. Items too large for dumpsters (appliances, furniture, large plastic trash cans, etc.) are the responsibility of the homeowner. The Ranch office provides informational handouts on all local recycling centers and landfills.
- D. Only burnable brush, tree limbs, leaves and scrap lumber (nails removed) may be deposited by homeowners at the brush burning site. No plastic bags, cardboard boxes, containers or binders should be left at the dumpsite.
- E. No contractors may use any dump without contacting the Ranch Manager.

Kerrville Landfill: Located on loop 534 just north of the Veterans Hospital. 257-3831

Fredericksburg-Gillespie County Landfill: Located on Cave Creek Road, FM 1631. 830-997-3459.

Article XII: TLRHA Elections

References:

- Bylaws Article VI, Sections 1, 2, 3, 4, 5, 6, 7, and 8
 - Bylaws Article VIII, Section 15 (c) and (e)
 - Bylaws Article IX, Section 6
 - Amended and Restated Restrictions, Covenants and Conditions, #19.
- A. A current TLRHA membership list is maintained by the Secretary and Office Manager. The list must contain the following information for each member:
- Name
 - Mailing address
 - Email address (if the member has one)
 - Lot(s)/tract(s) owned by the member
 - Votes each member is entitled to cast.
- B. Members who have no recorded deed on file in the Office are notified by the Secretary of the By-Law requirement to provide a copy of their deed in order to establish membership in the Homeowners Association and thus be eligible to vote. **DEEDS MUST BE SUBMITTED NOT LESS THAN THREE DAYS PRIOR TO THE ANNUAL MEETING.**
- C. Ballots are sent to members via U. S. mail and email at least 20 days prior to the vote with a deadline specified for return.
- D. Responsibility for the election process lies with the Secretary of the Association and those persons designated by the Secretary. Designees may include:
- Office Manager
 - Election Judge
 - Counters deemed necessary based on number of issues upon which the members are voting.
- E. Votes may be cast in person or by proxy. Ballots/votes may be (1) cast by hand delivery to the Ranch Office during regular hours and prior to the Annual Meeting, (2) by U. S. mail, (3) by email, (4) by fax, or (5) in person at the Annual Meeting. Ballots/votes must be in writing and signed by the Owner. Ballots emailed from an email address on file at the Tierra Linda Ranch office need not be signed. Mailed and faxed ballots must arrive prior to the annual meeting. A member may designate by proxy another member, or the Board of Directors, to vote in his/her stead. Proxies shall be in writing and the signature of record must be witnessed. Proxies must be on file with the Secretary at least three (3) days before the appointed time of each meeting.
- F. Ballots must be returned by the deadline specified. They may be hand delivered to the TL Office, emailed, faxed, or returned by U. S. Mail.
- G. A second copy of a ballot may be obtained from the Office Manager or Secretary, if the first is not received in U.S. Mail.
- H. Ballots are received daily and secured under lock and key.
- I. Preparation for counting of ballots includes:
- Verification of membership in the Homeowners Association. A copy of recorded deed must be on file in the Office in order to establish membership and eligibility to vote.
 - Alphabetizing of ballots.
 - Identification of proxies.

- J. Ballots are counted by Election designees.
- Member names and lot/tract numbers are cross-referenced and verified between ballots and the membership roster.
 - Each member shall have a number of votes equal to the number of total acres owned in the Tierra Linda Ranch Estates by that member. For example, if a Member owns 10.02 acres of Tierra Linda Ranch Estates, then that Member shall have 10.02 votes.
 - Results are then tabulated.
- K. Results are verified and validated by the Secretary who then notifies Board of Directors and members. The names of the winner(s) of the election will be announced at the meeting and sent to owners via email, U. S. mail (for those with no email address on file), and posted on Ranch Bulletin Boards. The actual number of votes for each candidate will not be announced during the meeting, sent to members, or posted on the Bulletin Boards. The number of votes for each candidate will be made available to members upon request.
- L. Ballots received following the specified deadline are not counted. Each is marked "Void" with date and time of receipt.
- M. Counted ballots, voided ballots and verified/validated tabulation sheets are placed on file in the TL Office. Uncontested Ballots will be DESTROYED AFTER 30 DAYS.
- N. Access to completed ballots shall be governed by the following section of the Texas Property Code.

"Sec. 209.00594. TABULATION OF AND ACCESS TO BALLOTS.

(a) Notwithstanding any other provision of this chapter or any other law, a person who is a candidate in a property owners' association election or who is otherwise the subject of an association vote, or a person related to that person within the third degree by consanguinity or affinity, as determined under Chapter 573, Government Code, may not tabulate or otherwise be given access to the ballots cast in that election or vote except as provided by this section.

(b) A person other than a person described by Subsection (a) may tabulate votes in an association election or vote but may not disclose to any other person how an individual voted.

(c) Notwithstanding any other provision of this chapter or any other law, a person other than a person who tabulates votes under Subsection (b), including a person described by Subsection (a), may be given access to the ballots cast in the election or vote only as part of a recount process authorized by law."

- O. The voting process is governed by the following section of the Texas Property Code.

"Sec. 209.00592/3. VOTING; QUORUM.

(a) The voting rights of an owner may be cast or given:

- (1) in person or by proxy at a meeting of the property
- (2) by absentee ballot in accordance with this section;
- (3) by electronic ballot in accordance with this section; or
- (4) by any method of representative or delegated voting provided by a dedicatory instrument.

(b) An absentee or electronic ballot:

(1) may be counted as an owner present and voting for the purpose of establishing a quorum only for items appearing on the ballot;

(2) may not be counted, even if properly delivered, if the owner attends any meeting to vote in person, so that any vote cast at a meeting by a property owner supersedes any vote submitted by absentee or electronic ballot previously submitted for that proposal; and

(3) may not be counted on the final vote of a proposal if the motion was amended at the meeting to be different from the exact language on the absentee or electronic ballot.

(c) A solicitation for votes by absentee ballot must include:

(1) an absentee ballot that contains each proposed action and provides an opportunity to vote for or against each proposed action;

(2) instructions for delivery of the completed absentee ballot, including the delivery location; and

(3) the following language: "By casting your vote via absentee ballot you will forgo the opportunity to consider and vote on any action from the floor on these proposals, if a meeting is held. This means that if there are amendments to these proposals your votes will not be counted on the final vote on these measures. If you desire to retain this ability, please attend any meeting in person. You may submit an absentee ballot and later choose to attend any meeting in person, in which case any in-person vote will prevail."

P. In the event a member wishes to contest a vote, a recount of votes is governed by the following section of the Texas Property Code.

"Sec. 209.0057. RECOUNT OF VOTES.

(a) This section does not apply to a property owners' association that is subject to Chapter 552, Government Code, by application of Section 552.0036, Government Code.

(b) Any owner may, not later than the 15th day after the date of the meeting at which the election was held, require a recount of the votes. A demand for a recount must be submitted in writing either:

(1) by certified mail, return receipt requested, or by delivery by the United States Postal Service with signature confirmation service to the property owners' association's mailing address as reflected on the latest management certificate filed under Section 209.004; or

(2) in person to the property owners' association's managing agent as reflected on the latest management certificate filed under Section 209.004 or to the address to which absentee and proxy ballots are mailed.

(c) The property owners' association shall, at the expense of the owner requesting the recount, retain for the purpose of performing the recount, the services of a person qualified to tabulate votes under this subsection. The association shall enter into a contract for the services of a person who:

(1) is not a member of the association or related to a member of the association board within the third degree by consanguinity or affinity, as determined under Chapter 573, Government Code; and

(2) is:

(A) a current or former:

(i) county judge;

(ii) county elections administrator;

(iii) justice of the peace; or

(iv) county voter registrar; or

(B) a person agreed on by the association and the persons requesting the recount.

(d) Any recount under Subsection (b) must be performed on or before the 30th day after the date of receipt of a request and payment for a recount in accordance with Subsections (b) and (c). If the recount changes the results of the election, the property owners' association shall reimburse the requesting owner for the cost of the recount. The property owners' association shall provide the results of the recount to each owner who requested the recount. Any action taken by the board in the period between the initial election vote tally and the completion of the recount is not affected by any recount."

Article XIII: TLRHA Board Meetings

A. Guest and Public Comment

1. If you desire to address the Board, you must contact the Tierra Linda Office in advance of the meeting to request to be put on the agenda.
2. Requests of the Board and comments made to the Board must be in writing.
3. Oral presentations to the board are limited to two (2) minutes.

B. Participants with questions during the Business Section of the Board Meeting must be recognized by the President.

C. Board meetings shall be conducted in accordance with the following section of the Texas Property Code.

“Sec. 209.0051. OPEN BOARD MEETINGS.

(a) This section does not apply to a property owners' association that is subject to Chapter 551, Government Code, by application of Section 551.0015, Government Code.

(b) In this section:

(1) "Board meeting":

(A) means a deliberation between a quorum of the voting board of the property owners' association, or between a quorum of the voting board and another person, during which property owners' association business is considered and the board takes formal action; and

(B) does not include the gathering of a quorum of the board at a social function unrelated to the business of the association or the attendance by a quorum of the board at a regional, state, or national convention, ceremonial event, or press conference, if formal action is not taken and any discussion of association business is incidental to the social function, convention, ceremonial event, or press conference.

(2) "Development period" means a period stated in a declaration during which a declarant reserves:

(A) a right to facilitate the development, construction, and marketing of the subdivision; and

(B) a right to direct the size, shape, and composition of the subdivision.

(c) Regular and special board meetings must be open to owners, subject to the right of the board to adjourn a board meeting and reconvene in closed executive session to consider actions involving personnel, pending or threatened litigation, contract negotiations, enforcement actions, confidential communications with the property owners' association's attorney, matters involving the invasion of privacy of individual owners, or matters that are to remain confidential by request of the affected parties and agreement of the board. Following an executive session, any decision made in the executive session must be summarized orally and placed in the minutes, in general terms, without breaching the privacy of individual owners, violating any privilege, or disclosing information that was to remain confidential at the request of the affected parties. The oral summary must include a general explanation of expenditures approved in executive session.

(c-1) Except for a meeting held by electronic or telephonic means under Subsection (h), a board meeting must be held in a county in which all or part of the property in the subdivision is located or in a county adjacent to that county.

(d) The board shall keep a record of each regular or special board meeting in the form of written minutes of the meeting. The board shall make meeting records, including approved minutes, available to a member for inspection and copying on the member's written request to the property

owners' association's managing agent at the address appearing on the most recently filed management certificate or, if there is not a managing agent, to the board.

(e) Members shall be given notice of the date, hour, place, and general subject of a regular or special board meeting, including a general description of any matter to be brought up for deliberation in executive session. The notice shall be:

- (1) mailed to each property owner not later than the 10th day or earlier than the 60th day before the date of the meeting; or
- (2) provided at least 72 hours before the start of the meeting by:
 - (A) posting the notice in a conspicuous manner reasonably designed to provide notice to property owners' association members:
 - (i) in a place located on the association's common property or, with the property owner's consent, on other conspicuously located privately owned property within the subdivision; or
 - (ii) on any Internet website maintained by the association or other Internet media; and
 - (B) sending the notice by e-mail to each owner who has registered an e-mail address with the association.

(f) It is an owner's duty to keep an updated e-mail address registered with the property owners' association under Subsection (e)(2)(B).

(g) If the board recesses a regular or special board meeting to continue the following regular business day, the board is not required to post notice of the continued meeting if the recess is taken in good faith and not to circumvent this section. If a regular or special board meeting is continued to the following regular business day, and on that following day the board continues the meeting to another day, the board shall give notice of the continuation in at least one manner prescribed by Subsection (e)(2)(A) within two hours after adjourning the meeting being continued.

(h) A board may meet by any method of communication, including electronic and telephonic, without prior notice to owners under Subsection (e), if each director may hear and be heard by every other director, or the board may take action by unanimous written consent to consider routine and administrative matters or a reasonably unforeseen emergency or urgent necessity that requires immediate board action. Any action taken without notice to owners under Subsection (e) must be summarized orally, including an explanation of any known actual or estimated expenditures approved at the meeting, and documented in the minutes of the next regular or special board meeting. The board may not, without prior notice to owners under Subsection (e), consider or vote on:

- (1) fines;
- (2) damage assessments;
- (3) initiation of foreclosure actions;
- (4) initiation of enforcement actions, excluding temporary restraining orders or violations involving a threat to health or safety;
- (5) increases in assessments;
- (6) levying of special assessments;
- (7) appeals from a denial of architectural control approval; or
- (8) a suspension of a right of a particular owner before the owner has an opportunity to attend a board meeting to present the owner's position, including any defense, on the issue."

Article XIV: Guidelines for Burning (Revised March 2014)

THE FOLLOWING GUIDELINES ARE JOINTLY AGREED UPON BY THE TLRHA AND THE TLVFD.

1. No new fires started after noon. You are encouraged to start burning early in the day
2. If wind exceeds or is forecast to exceed 10 mph, DO NOT BURN.
3. NEVER leave fires unattended. Watch your fire until it is DEAD OUT!
4. Burn in open, cleared spaces away from juniper (cedar) brush piles, leaves, overhead utility lines, etc. (A cleared area, 30 feet around the burn pile, is a good idea.) It is prudent to contact the TLVFD Fire Chief, Deputy Chief, or Assistant Chief, and the Ranch Manager, before burning. TLVFD can assess your burn location, advise on safe methods, and point out any problems.
5. Keep burning brush piles small enough to control or extinguish should conditions become unfavorable. Always start with a small burn pile and add to it. NEVER burn large piles of brush. The safest time to burn is on a rainy day; preferably while it is still raining.
6. Have hand tools and/or water on hand to extinguish spot fires caused by stray sparks.
7. Call 911 immediately should the fire spread beyond your control.
8. Comply with Gillespie County burn regulations. An agreement, dated 17 Jan 2000, between the Homeowner's Board and the VFD allows for the VFD and the Ranch Manager to assess the fire danger here on the Ranch and post an advisory sign/flag regardless of whether or not Gillespie County has a fire ban in effect. Always check the advisory sign/flag posted at the firehouse.
9. The SAFEST method for removing brush is to haul it or have it hauled to the common brush area for supervised burning by the ranch.
10. As a reminder: Careless burning could result in financial liability for any damage you may cause to neighboring property

Article XV: Recycling by Tierra Linda Homeowners (Revised March 2014)

We can lower our trash bill by recycling more.

Please put each type of recycle in its labeled bin or barrel in the Red Barn.

NO HAZARDOUS WASTE OF ANY KIND (includes NO light bulbs of any kind)

1. Newspapers	Any newspaper & its inserts <i>Do not bundle</i>
2. Magazines	Magazines, slick-paper catalogs & telephone books
3. Mixed Paper	Junk mail, envelopes, colored paper, computer paper, copier paper. <i>No tissues or paper towels</i>
4. Steel / Tin Cans	Food cans & lids & empty aerosol cans (<i>labels can be left on cans</i>) <i>Please make sure there is no remaining food or liquid in cans.</i>
5. Aluminum	Soft drink, beer and other aluminum cans, foil, pie plates and pans. No remaining food or liquid on the items. <i>A magnet is mounted near the "Aluminum" barrel. Aluminum will not stick to a magnet. If your can sticks to the magnet, it is steel.</i> <i>Our aluminum recycle is sold to raise funds for Ranch beautification in common areas by the Garden Club.</i>
6. Glass Clear Green Brown Blue	Bottles and jars ONLY. <i>NO metal caps or lids.</i> Clear, green, brown and blue can be mixed. <i>All glass should be rinsed.</i> <i>NO window glass.</i> <i>NO ovenware (Corning or Pyrex casserole dishes or pie plates).</i> <i>NO house wares (dishes, drinking glasses, vases, coffee mugs etc.)</i>
7. Plastics Number one thru seven	The bottom of each plastic container must have a "1" thru "7" in a triangle. If it is any other number, please dispose of the container as trash. <i>Please NO remaining food or liquid in items.</i> <i>NO bottle caps. NO plastic or paper grocery bags,</i> <i>NO Styrofoam egg cartons, or other Styrofoam of any kind.</i> <i>NO plastic furniture or garden hoses.</i>
8. Cardboard	Corrugated boxes (flattened), cereal, Kleenex, pizza, soap bar boxes, soft drink packaging, paper towel & TP inserts, paper feed bags (deer pellets, dog food etc.), brown paper bags, moving boxes & product shipment boxes. <i>Please flatten boxes & place in the small trailer in Red Barn.</i> <i>NO waxed or plastic-coated cardboard , e.g. frozen food packaging</i>

Off-Ranch Recycling

9. Ink Cartridges, Toner & Laser Cartridges	Office Max in Kerrville will pay \$2 per cartridge. Kerrville Recycle Center accepts cartridges.
10. Rechargeable Batteries	Kerrville Recycling Center. Must be labeled "Rechargeable" or have a recycle symbol, e.g.. RBRC to be accepted. These batteries are commonly found in cordless power tools, cellular & cordless phones, laptop computers, camcorders, remote control toys, & portable household appliances. <i>NO car or motorcycle batteries.</i> Lowe's and Home Depot also recycles rechargeable batteries.
11. Plastic Grocery Bags	Recycle at HEB, Wal-Mart, and Lowe's
12. CFL Bulbs	Lowe's and Home Depot will recycle expired, unbroken Compact Fluorescent Light bulbs.
13. Plastic plant trays and plastic flower pots	Recycle at Lowe's Garden Center

NO HAZARDOUS WASTE OF ANY KIND AT THE RED BARN

Watch the Kerrville Daily Times for dates to recycle items such as paint, pesticides, herbicides, cleaning agents (muriatic acid, TSP etc.) & auto batteries.

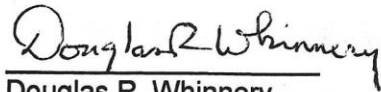
Local Recycle Centers

KERRVILLE RECYCLING CENTER: Entrance is on McFarland St. near Hays St.
Phone: 257-1267

FREDERICKSBURG RECYCLING CENTER at 302 East Ufer St.
Phone: 830-997-5157

The Consolidated Rules contained in this document have been approved by the Tierra Linda Homeowners Association Board of Directors.

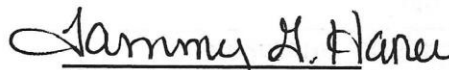
Signed this 11th day of March, 2014


Douglas R. Whinnery
President

State of Texas

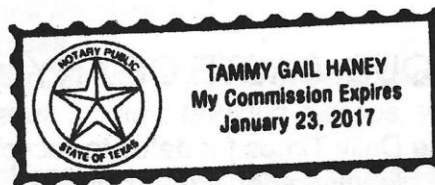
County of Gillespie

Signed and acknowledged before me the undersigned Notary Public by Douglas R. Whinnery, the President of Tierra Linda Ranch Homeowners' Association, on the 11th day of March, 2014, as the act and deed of said corporation.


Notary Public in and for the State of Texas

Tammy G. Haney
Notary's Printed Name

My Commission expires on: 1-23-17



FILED AND RECORDED
OFFICIAL PUBLIC RECORDS



Mary Lynn Rusche, County Clerk
Gillespie County Texas

March 11, 2014 02:29:54 PM

FEE: \$128.00
AF

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