

**RESOLUTIONS OF THE BOARD OF DIRECTORS
OF
FM SKYLINE RANCH RESIDENTIAL ASSOCIATION, INC.**

(Covenant Enforcement Fine Policy)

The undersigned, constituting the Board of Directors (the "Board") of FM Skyline Ranch Residential Association, Inc., a Texas non-profit corporation (the "Association"), hereby consent to the adoption of the following resolutions in accordance with the Bylaws of the Association and the Texas Non-Profit Corporation Act:

WHEREAS, the Board finds there is a need to establish procedures for the enforcement of the restrictive covenants (the "Restrictions") set forth in the Declaration of Covenants, Conditions and Restrictions for Skyline Ranch (as amended, the "Declaration") and any architectural standards, design guidelines, and other rules and regulations promulgated by the Board, the Association, or the Architectural Control Committee (collectively, the "Rules and Regulations"); and

WHEREAS, the Board desires to implement a procedure for levying fines against owners violating the Restrictions or the Rules and Regulations.

NOW, THEREFORE, the Board hereby resolves that, effective as of the date set forth below, the following Covenant Enforcement Fine Policy shall be in affect:

The Board may assess fines against any owner that has failed to cure any violation ("Violation") of the Restrictions or the Rules and Regulations to the satisfaction of the Board within thirty (30) days after the Board has provided the owner with written notification of the Violation. The amounts of the fines may be changed from time to time by the Board, in its sole discretion. The Violations shall include the following:

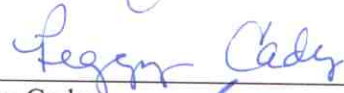
1. Landscape Maintenance Violations shall include the failure of an owner to, in accordance with the Restrictions and the Rules and Regulations, mow the lawn on a regular basis; water landscaped area; keep the lawn and landscaped areas free of weeds; prune trees and shrubs; replace dead trees and shrubs; install required landscaping and landscaping materials; and edging sidewalks, curbs, and driveways. The Board may levy a fine of up to \$50.00 per month or part thereof against any owner found by the Board to have committed a Landscape Maintenance Violation.
2. Maintenance and Repair Violations shall include the failure of an owner to, in accordance with the Restrictions and the Rules and Regulations, repair, maintain, and install the exterior surfaces, fixtures, and/or improvements; screen AC units; keep sidewalks and driveways in good repair; remove building materials, litter, trash, refuse, and waste; and properly store trash and trash receptacles. The Board may levy a fine of up to \$100.00 per month or part thereof against any owner found by the Board to have committed a Maintenance and Repair Violation.

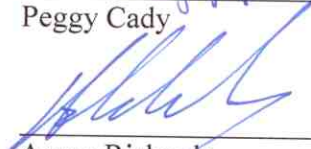
3. Vehicle Parking and Storage Violations shall include the failure of an owner to, in accordance with the Restrictions and the Rules and Regulations, remove or relocate any tent or similar object; inoperable vehicle; or trailer, camper, boat, or recreational vehicle, parked or stored on any lot. The Board may levy a fine of up to \$100.00 per month or part thereof against any owner found by the Board to have committed a Vehicle Parking and Storage Violation.

4. Unauthorized Alteration and/or Additional Violations shall include the failure of an owner to, in accordance with the Restrictions and the Rules and Regulations, obtain the written approval of the Architectural Control Committee prior to erecting, placing, altering, or painting any building, fence, wall, landscaping, structure, or improvement on the owner's lot. The Board may levy a fine of up to \$100.00 per month or part thereof against any owner found by the Board to have committed an Unauthorized Alteration and/or Additional Violation.

EXECUTED to be effective as of the 17 day of DECEMBER, 2009.

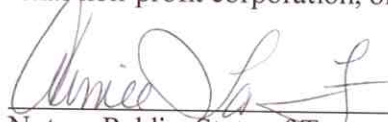

Chas Fitzgerald


Peggy Cady


Aaron Richards

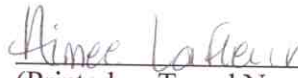
STATE OF TEXAS §
 §
COUNTY OF DALLAS §

This instrument was acknowledged before me on Dec 17, 2009, by CHAS FITZGERALD, PEGGY CADY, and AARON RICHARDS, as Directors of FM SKYLINE RANCH RESIDENTIAL ASSOCIATION, INC., a Texas non-profit corporation, on behalf of said corporation.


Notary Public, State of Texas

My Commission Expires:

11-29-10


(Printed or Typed Name of Notary)

