

**RULES AND REGULATIONS OF WILD HORSE VISTAS HOMEOWNERS
ASSOCIATION, INC., CONCERNING THE PLACEMENT AND USAGE OF
BASKETBALL GOALS**

STATE OF TEXAS

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COUNTY OF BEXAR

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WHEREAS, the Wild Horse Vistas Homeowners Association, Inc., (hereinafter "**Association**"), is charged with administering and enforcing those certain covenants, conditions, and restrictions contained in the Declaration of Covenants, Conditions, and Restrictions for Wild Horse Vistas Homeowners Association, Inc. filed as Document No. 20060311229 in the Official Public Records of Bexar County, Texas, along with any amendments thereto (hereinafter "**Declaration**");

WHEREAS, Article I of the Declaration defines "Common Area" as "all real property and improvements within the Properties, if any, owned, acquired or leased by the Association, dedicated from the common use of the Owners, Declarant and Developer;"

WHEREAS, Article I of the Declaration defines "Properties" as "the real property described on the Plat, together with any improvements thereon or appurtenances thereto;"

WHEREAS, Article I of the Declaration defines "Rules and Regulations" as "those rules and regulations which may be established from time to time by the Board of Directors;"

WHEREAS, Article II Section 1(c) of the Declaration grants the Association's Board of Directors the right to "adopt other Rules and Regulations regulating the use and enjoyment of the Common Area;"

WHEREAS, Article IV, Section 1(b) of the Declaration states "The Association, acting through its Board of Directors, shall also have the power to make and enforce Rules and Regulations governing the use of the Properties, in addition to those contained herein... The Rules and Regulations shall be binding upon all Owners, occupants, invitees and licensees, if any;"

WHEREAS, Article IV, Section 6 of the Declaration states "The Association shall have the power to enforce the provisions of this Declaration and any Rules and Regulations and shall take such action as the Board deems necessary or desirable to cause compliance by each Member and each Member's family, guests, or tenants;"

WHEREAS, Article VIII, Section 28 of the Declaration states "Basketball goals or backboards, or any other similar sporting equipment of either a permanent or temporary nature shall not be placed closer to the front property line of any Lot than as specified in the Design Guidelines;"

NOW THEREFORE, the Board has duly adopted the following Rules and Regulations related to the placement and usage of basketball goals within the Subdivision:

I.
Policy

A. Basketballs goals can be permanently attached to the residence only with prior written Architectural Control Committee approval as contemplated by Article VII of the Declaration;

B. Moveable (or temporary) basketball goals in good condition are approved for use within the Subdivision so long as they are used behind the sidewalk and only on the Owner's Lot;

C. Moveable (or temporary) basketball goals in good condition are approved for use only on the following cul-de-sacs and dead end streets within the Subdivision: (1) the small inlet on canter horse next to the bridge; (2) dead-end on colt chase, colt isle, gallop leap; and (3) at the park. Any other street placement, will require the prior written approval of the Architectural Control Committee as contemplated by Article VII of the Declaration. Goals placed on the street should not obstruct traffic or access to any owner's Lot;

D. When not in use, all approved moveable (or temporary) basketball goals and backboards shall be stored out of public view behind the front wall line of the residence. For the purposes of this Policy, "front wall line" means an area to include imaginary lines that extend from the front corners of a structure (residence) closest to the street until they intersect with the side yard lines;

E. All approved basketball goals and backboards shall be mechanically sound, clean, and well maintained at all times and shall not be allowed to become unsafe, unsightly, or a nuisance as determined in the sole and absolute discretion of the Association; and

F. Basketball goals and backboards should be used in such a manner as to minimize the chance that balls and/or players will enter upon neighboring Lots or cause damage to surrounding landscape, structures, vehicles, or signage. Any damages caused by the use of a basketball goal or backboard to neighboring landscape, structures or personal property shall be the sole responsibility of the owner upon whose lot the basketball goal or backboard is located.

II.
Supplement

These rules and regulations related to the placement and usage of basketball goals may be supplemented from time to time by the Board of Directors of the Association.

These rules and regulations are effective upon record in the Public Records of Bexar County, Texas, and shall supercede any prior rules and regulations related to the placement and usage of basketball goals within the Subdivision.

Approved and adopted by the Board on this the 18 day of SEPTEMBER ¹⁹ ~~July~~, 2019.


James Benson, President
Wild Horse Vistas Homeowners Association, Inc.

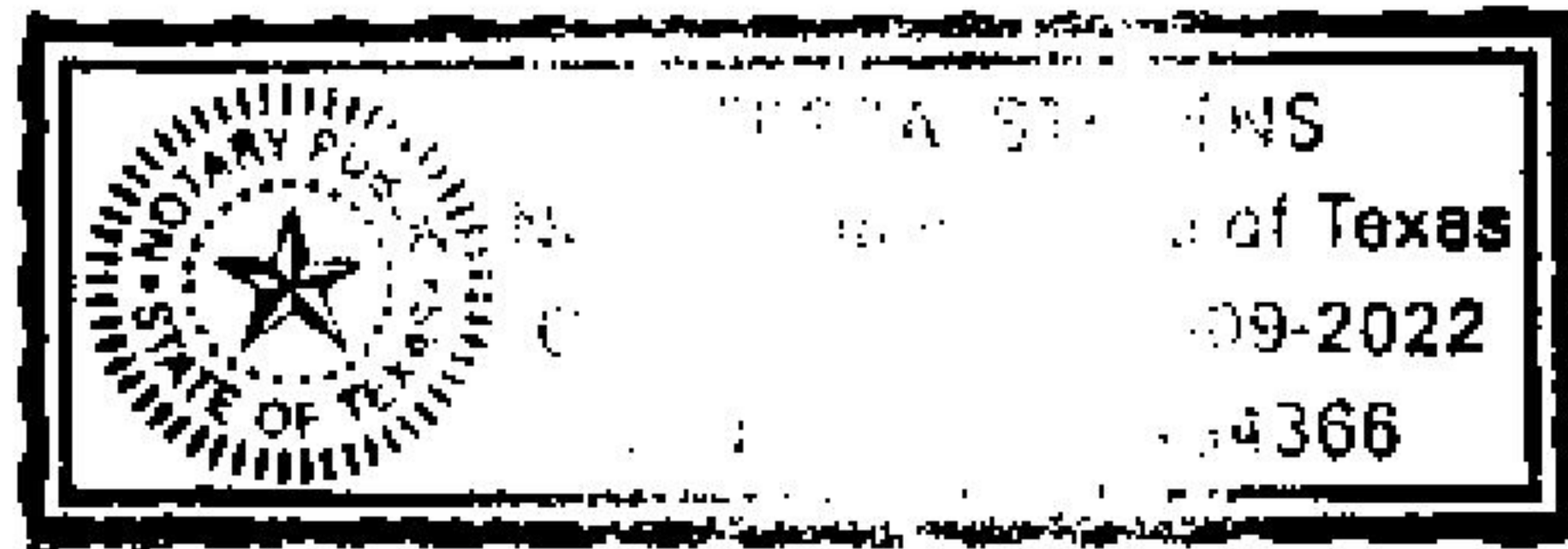
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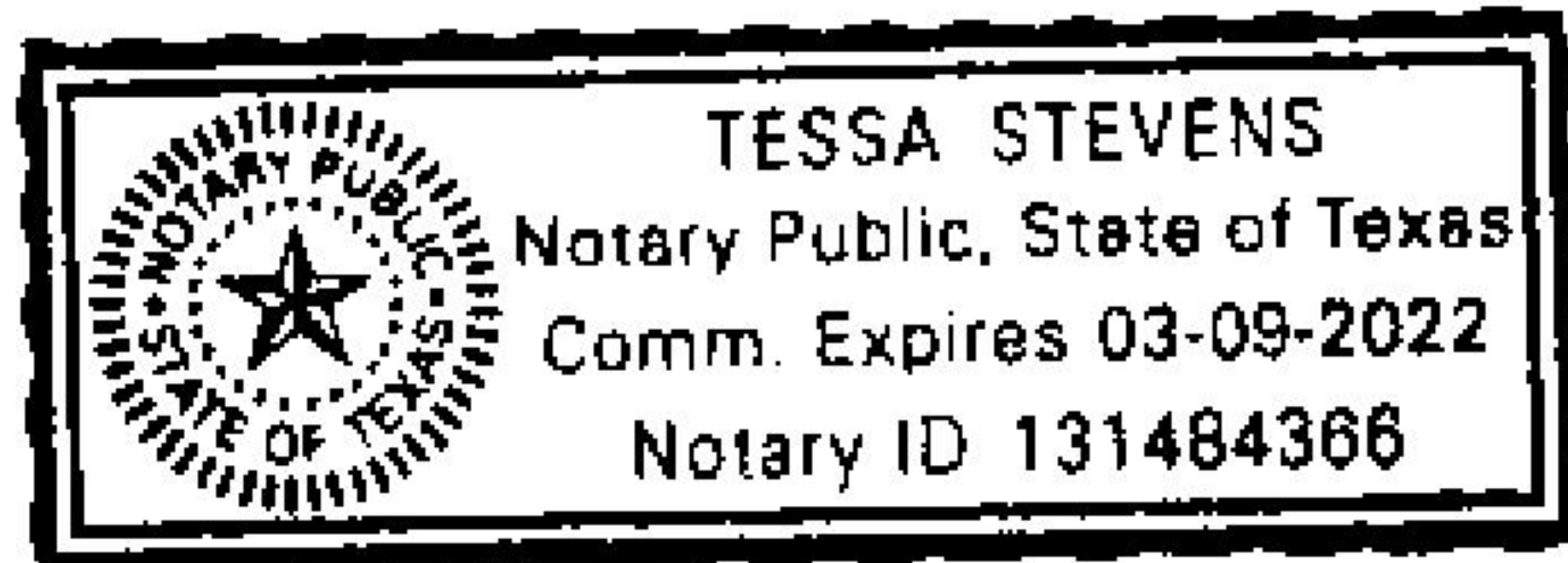
Before me, the undersigned authority, on this day personally appeared James Benson, President of the Wild Horse Vistas Homeowners Association, Inc., a Texas non-profit corporation, known to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that he/she had executed the same as the act of said corporation for the purpose and consideration therein expressed, and in the capacity therein state.

Given under my hand and seal of office this the 18 day of SEPTEMBER ¹⁹ ~~July~~, 2019.




Notary Public, State of Texas

TESSA STEVENS
Printed Name



My commission expires 03-09-2022

File Information

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LUCY ADAME-CLARK, BEXAR COUNTY CLERK**

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Any provision herein which restricts the sale or use of the described real property because of race is invalid and unenforceable under Federal law

STATE OF TEXAS, COUNTY OF BEXAR

I hereby Certify that this instrument was eFILED in File Number Sequence on this date and at the time stamped hereon by me and was duly eRECORDED in the Official Public Record of Bexar County, Texas on: 9/18/2019 4:20 PM



Lucy Adame-Clark
Lucy Adame-Clark
Bexar County Clerk