



Upon Recording Return To:

ROBERT D. BURTON, ESQ.  
WINSTEAD PC  
401 CONGRESS AVENUE, SUITE 2100  
AUSTIN, TEXAS 78701

**CORDILLERA RANCH**  
**SECOND SUPPLEMENT TO COMMUNITY MANUAL**

The undersigned hereby certifies that he/she is the duly elected, qualified and acting President of Cordillera Ranch Property Owners Association, Inc., a Texas nonprofit corporation (the "Association"), and that this is a true and correct copy of the current Second Supplement to Community Manual of the Association adopted and approved by unanimous consent by the Board of Directors of the Association, being Charles Hill, David Hill, H.M. Northington, and Mike Sheridan, pursuant to a duly called special meeting of the Board of Directors of the Association on Dec 14, 2015

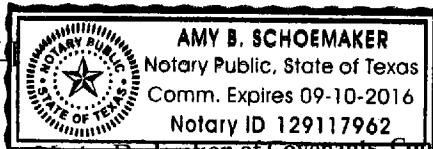
IN WITNESS WHEREOF, the undersigned has executed this certificate on the 11 day of January, 2016.

David Hill  
\_\_\_\_\_  
Association, President

STATE OF TEXAS                   §  
  §  
COUNTY OF Kendall           §

This instrument was acknowledged before me on 11 day of January 2016, by David A Hill, the President of (CRPOA) Cordillera Ranch Property Owners Association, Inc., a Texas nonprofit corporation, on behalf of said nonprofit corporation.

[SEAL]



Amy B. Schoemaker  
\_\_\_\_\_  
Notary Public Signature

Cross-reference to Master Declaration of Covenants, Conditions, and Restrictions for Cordillera Ranch recorded under Document No. 0115243 of the Official Public Records of Kendall County, Texas, as amended, and that certain Community Manual for Cordillera Ranch recorded under Document No. 00262472, Official Public Records of Kendall County, Texas, as supplemented.

In the event of a conflict between any policies adopted by the Board prior to the effective date of this instrument, the terms and provisions of this instrument shall control.

**CORDILLERA RANCH**  
**SUPPLEMENT TO COMMUNITY MANUAL**  
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TRASH POLICY

PLEASE NOTE THAT THE POLICIES AND PROCEDURES CONTAINED HEREIN DO NOT CONSTITUTE THE ENTIRE SET OF RESTRICTIONS, RULES OR POLICIES FOR CORDILLERA RANCH.

CORDILLERA RANCH PROPERTY OWNERS ASSOCIATION  
TRASH POLICY

**CORDILLERA RANCH PROPERTY  
OWNERS ASSOCIATION, INC.**

**TRASH POLICY**

**For Owners within  
CORDILLERA RANCH**

## CORDILLERA RANCH TRASH POLICY

### I. Background

Cordillera Ranch is a residential community in Kendall County, Texas established pursuant to that certain Master Declaration of Covenants, Conditions, and Restrictions for Cordillera Ranch recorded under Document No. 0115243 of the Official Public Records of Kendall County, Texas, and any amendments or supplements thereto (the "**Declaration**"). Cordillera Ranch is subject to the jurisdiction of governed the Cordillera Ranch Property Owners Association, Inc., a Texas nonprofit corporation (the "**Association**"), which administers the terms, conditions, covenants and restrictions of the Declaration and any and all policies, rules and procedures that are permitted to be established in furtherance of the purpose and operation of the Association. The Declaration, the Supplemental Declarations for each Unit in Cordillera Ranch and the Cordillera Ranch Community Design Guidelines (the "**Design Guidelines**") attached to the Cordillera Ranch Community Manual, recorded under Document No. 00262472 of the Official Public Records of Kendall County, Texas (the "**Community Manual**"), provide certain lot and refuse guidelines requiring an Owner to maintain the Owner's lot and any refuse, trash, or recycling containers in a clean, attractive, and concealed manner. This trash policy (the "**Trash Policy**") contains additional conditions adopted by the Board to regulate refuse cans in particular, and its potential effect on the Owner's lot.

The Declaration, any Supplemental Declarations, the Design Guidelines, the Policy and the other policies, procedures and rules contained in the Community Manual shall be collectively referred to herein as the "**Governing Documents**". Capitalized terms used but not otherwise defined herein shall have the meanings as set forth in the Declaration.

### II. Trash Policy

1. Trash containers and recycling bins shall be allowed on the curbside of the right-of-way starting at 6:00 p.m. the day before the day of trash pickup.
2. Trash containers and recycling bins, as well as all remaining trash, must be removed and stored in accordance with Paragraph 3 below, by 11:59 p.m. on the day of trash pickup.
3. Trash containers and recycling bins must be stored in one of the following locations:
  - (a) inside the garage of the single-family residence constructed on the Lot; or

(b) behind the single-family residence, retaining wall, or fence constructed on the Lot, or concealed by landscaping, in such a manner that the trash container and recycling bin is not visible from any street, alley, or adjacent Lot.

The Board shall have the right to specify additional locations on each Owner's Lot where trash containers or recycling bins must be stored.

4. The Schedule of Fines for a violation of this Trash Policy is as follows:

**FINES:**

<b>Violation Type:</b> <b>Violation Notice - Warning</b> <b>2<sup>nd</sup> Violation Notice - Warning</b>	<b>Fine Amount:</b> <b>\$0.00</b> <b>\$0.00</b>
<b>Subsequent Violations:</b>	<b>Fine Amount:</b> <b>3<sup>rd</sup> Notice \$50.00</b> <b>4<sup>th</sup> Notice \$75.00</b> <b>5<sup>th</sup> Notice \$100.00</b> <b>6<sup>th</sup> Notice \$125.00</b> <b>Additional \$150.00</b> <b>Violations</b>
<b>Continuing Violations:</b>	<b>Fine Amount:</b> <b>Daily fee to be determined by Board</b>

5. If the Owner has not been given notice and a reasonable opportunity to cure the same violation with the preceding six (6) months, the notice will be treated as a New Violation as defined in the Cordillera Ranch Fine & Enforcement Policy.

6. Owner is responsible for any cost incurred in connection with the removal of trash containers and recycling bins in order to bring the Owner's Lot into compliance with this Trash Policy.

Filed & Recorded in:

**KENDALL COUNTY  
DARLENE HERRIN  
COUNTY CLERK**

01/20/2016 11:03AM

Document Number : 00298972  
Total Fees : \$46.00

Receipt Number - 62648  
By Deputy: Paula Pfeiffer

This Document has been electronically received by this  
Office for Recording into the Official Public Records.

We do hereby swear that we do not discriminate due to  
Race, Creed, Color, Sex or National Origin.

STATE OF TEXAS, COUNTY OF KENDALL  
I hereby certify that this instrument was e-filed in File  
Number Sequence on the date and at the time stamped  
hereon and was duly recorded in the OFFICIAL RECORDS  
Records of Kendall County, Texas on

01/20/2016  
DARLENE HERRIN, COUNTY CLERK  
Kendall County, Texas

By: Paula Pfeiffer Deputy