



Mountain Springs Ranch Compliance Committee Charter

The Mountain Springs Ranch Property Owners Association (“Association”) Board of Directors (“Board of Directors”) has determined it is necessary to establish the Mountain Springs Ranch Compliance Committee (“MSRCC”) to aid the Board of Directors in the administration and enforcement of the Governing Documents for Mountain Springs Ranch for the specific purposes stated herein. The MSRCC shall be an established Association committee acting under the supervision and delegated authority of the Board of Directors. The delegated authority and purpose of the MSRCC may be altered, modified or terminated at the sole discretion of the Board of Directors. The Compliance Committee shall be responsible for contacting property owners and/or residents who are in violation of the Governing Documents of the Mountain Springs Ranch Property Owners Association to resolve violations, to the extent possible, on an amicable basis.

1. The MSRCC shall consist of not less than three (3) and not more than seven (7) members who are property owners in Mountain Springs Ranch. The MSRCC shall act directly under the supervision of the Board of Directors and adhere to the policies established from time to time by the Board of Directors. The role of the MSRCC is to be responsible for contacting property owners and/or residents who are in violation of the Governing Documents of the Association to address and inform the violators of existing violations and seek to cure the violations on amicable basis without the involvement of the Board of Directors, if possible. The MSRCC shall have no delegated authority to initiate or carryout enforcement remedies contained in the Governing Documents to compel compliance by any violating party.
2. Policy for the MSRCC will be to contact the property owner and/or resident about the violation and request a time to discuss the situation and requirements to cure the violation. Should the property owner and/or resident not be willing to meet or is unable to be reached after three (3) attempts by email and/or phone, the MSRCC shall refer the matter to the Board of Directors for action and enforcement. The Board of Directors shall determine, at its discretion, a course of action to compel compliance by the violators.
3. Any meeting with a property owner or resident concerning violations shall require not less than two (2) members of the MSRCC to be present.
4. One member of the Board of Directors shall be a liaison to the MSRCC. The Board of Directors liaison will not visit the property owner or resident to ensure the Board of Directors remain impartial if a property owner requests a meeting with the Board of Directors. The MSRCC shall report in writing to the Board of Directors after each visit, regarding any action agreed upon with the property owner or resident including the specific actions required and timing. The written report from each visit will be

maintained as a permanent record in a file for each violation. Notwithstanding the preceding, the MSRCC shall have no authority to grant a variance or approve any violation of the Governing Documents.

5. The property owner and/or resident will have fifteen (15) days from the date of the MSRCC visit to resolve the violation, unless another timeline for resolution has been agreed upon between the property owner or resident and the MSRCC.
6. If the violation is not cured within the designated timeframe, the Association shall commence enforcement procedures to notify the property owner and/or resident of the violations. The notice shall comply with the Governing Documents and the Texas Property Code Chapter 209. The notice shall inform the property owner and/or resident of their right of appeal and that should the violation not be cured, further action will be initiated and if it is necessary to retain an attorney, all expenses incurred shall be charged to the property owner's account.
7. The MSRCC will maintain the privacy of all parties involved in any violation proceeding by strictly adhering to the following policies:
 - a) The MSRCC will not reveal to the violator or anyone other than the Board of Directors the identity of any/all complainants who may have brought the violation(s) to the Association's attention.
 - b) The MSRCC shall not reveal to anyone other than the Board of Directors the identities of the property owner or resident that may be or has been charged with a violation.

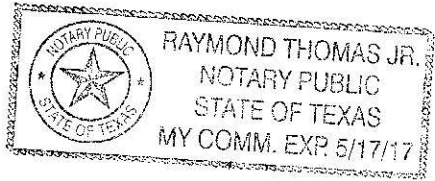
This Mountain Springs Ranch Compliance Committee Charter was adopted by the Board of Directors on the 17 day of March, 2014, and shall become effective as of the date the Charter is filed in the Comal County Public Records.

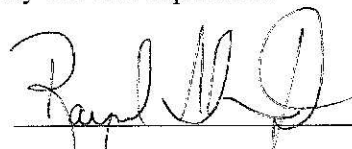
Mountain Springs Ranch Property Owners
Association, Inc.

By: Julia Doerle
Julia Doerle
Its: Secretary

STATE OF TEXAS §
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COUNTY OF COMAL §

BEFORE ME, the undersigned notary public, on this 18 day of March, 2013,⁷ personally appeared Julia Doerle, secretary of the MOUNTAIN SPRINGS RANCH PROPERTY OWNERS ASSOCIATION, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purpose and in the capacity therein expressed.





Notary Public, State of Texas

AFTER RECORDING, RETURN TO:
Michael B. Thurman
Thurman & Phillips, P.C.
8000 IH 10 West, Ste 1000
San Antonio, Texas 78230

Filed and Recorded
Official Public Records
Joy Streater, County Clerk
Comal County, Texas
03/18/2014 10:53:22 AM
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