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**MOUNTAIN SPRINGS**  
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**RANCH**  
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**Mountain Springs Ranch Property Owners Board of Directors Policy Statement**

**Policy Number # 01 dated 07-01-2011**  
**Subjects, Purpose of Policy Statements.**

**Purpose:** In accordance with para 1.8 of the Declaration of Covenant, conditions and restrictions (DCCR) for Mountain Spring Ranch(MSR) filed and recorded in Official records of Comal County on 01/29/2004; "The Board of Directors is the body responsible for the administration of the **Association**, selected as provided in the By-Laws and generally serving the same role as the board of directors under Texas corporate law". In addition the Texas legislation session 82@-2011 passed these laws effecting POA's; including; HB 8, 362,1228, HB 1278, 1821, HB 2761,2779,& HB 3391.

The Association shall be the entity responsible for the management, maintenance, operation and control of the Area of Common Responsibility and all improvements thereon (para 4.1 DCCR).

The Association may exercise any right or privilege given to it expressly by this Declaration or by the BY-Laws, or reasonably implied from or reasonably necessary to effectuate any such right or privilege.(para 4.4 DCCR).

In the conduct of the duties of the Board of Directors the Directors may establish policies to clarify specific procedures to be used in any given area of the authority of the MSRPOA DCCR and By-Laws.

  
BOD Secretary

  
BOD President

Mountain Springs Ranch Property Owners Association · Board of Directors  
Autumn Chauklin, Mary Lu Zellers, Dennis Colvin, Ismael Garza, & Earl Steck