

**BYLAWS
OF
ESTANCIA AT THUNDER VALLEY
PROPERTY OWNERS ASSOCIATION**

(A Texas Nonprofit Corporation)

ARTICLE 1

INTRODUCTION

1.1. **PURPOSE OF BYLAWS.** These Bylaws provide for the governance of the corporation known as ESTANCIA AT THUNDER VALLEY PROPERTY OWNERS ASSOCIATION (“Association”), for the subdivision located in Kendall County, Texas, according to the plat recorded in Volume 5, Page 20-26 of the Kendall County Plat Records.

1.2. **PARTIES TO BYLAWS.** All present or future members are subject to these Bylaws and the other governing documents as defined below. Membership in the Association will signify that these Bylaws are accepted, ratified, and will be strictly followed.

1.3. **DEFINITIONS.** The following words and phrases shall have specified meanings when used in these Bylaws:

a. **“Director”** means a director of the Association.

b. **“Governing documents”** means, collectively, the Declaration of Covenants, Conditions and Restrictions of ESTANCIA AT THUNDER VALLEY SUBDIVISION, these Bylaws, the Articles of Incorporation of the Association, and the Rules and Regulations of the Association (if any), as any of these may be amended from time to time.

c. **“Majority”** means more than 75 percent.

d. **“Member”** means a member of the Association, each member being resident of ESTANCIA AT THUNDER VALLEY Subdivision, unless the context indicates that a member means a member of the board of directors or a member of a committee of the Association.

e. **“Officer”** means an officer of the Association. “President,” “Secretary,” “Treasurer,” and “Vice-President” have the usual meanings.

f. **“TNPCA”** means the Texas Non-profit Corporation Act.

1.4. **NONPROFIT PURPOSE.** The Association is not organized for profit.

1.5. COMPENSATION. A director, officer, member, or resident shall not be entitled to receive any pecuniary profit for the operation of the Association, and no funds or assets of the Association may be paid as a salary or as compensation to, or be distributed to, or inure to the benefit of a director, officer, member, or resident; provided, however:

a. that reasonable compensation may be paid to a director, officer, member, or resident for services rendered to the Association; and

b. that a director, officer, member, or resident may, from time to time, be reimbursed for his actual and reasonable expenses incurred on behalf of the Association in connection with the administration of the affairs of the Association, provided such expense has been approved by the board.

1.6. GENERAL POWERS AND DUTIES. The Association, acting through the board, shall have the powers and duties necessary for the administration of the affairs of the Association and for the operation and maintenance of the subdivision as may be required or permitted by the governing documents and State law. The Association may do any and all things that are lawful and which are necessary, proper, or desirable in operating for the best interests of its members, subject only to the limitations upon the exercise of such powers as are expressly set forth in the governing documents.

ARTICLE 2

BOARD OF DIRECTORS

2.1. NUMBER AND TERM OF OFFICE. The board shall consist of three persons. Upon election, each director shall serve a term of two years or however decided by the Board at the first meeting of the members. A director takes office upon the adjournment of the meeting or balloting at which he is elected or appointed and, absent, death, ineligibility, resignation, or removal, will hold office until his successor is elected or appointed. The number of directors may be changed by amendment of these Bylaws, but shall not be less than three.

2.2. QUALIFICATION. No person shall be eligible for election or appointment to the board unless such person is a member.

2.2.1. Entity Member. If a lot is owned by a legal entity, such as a partnership or corporation, any officer, partner, or employee of that entity shall be eligible to serve as a director and shall be deemed to be a member for the purposes of this section. If the relationship between the entity member and the director representing it terminates, that directorship shall be deemed vacant.

2.2.2. Co-Owners. Co-owners of a single lot may not serve on the board at the same time. Co-owners of more than one lot may serve on the board at the same time, provided the number of co-owners serving at one time does not exceed the number of lots they co-own.

2.2.3. Delinquency. No member may be elected or appointed as a director if any assessment against the member or his lot is delinquent at the time of election or appointment. No member may continue to serve as a director if any assessment against the member or his lot is more than thirty (30) days delinquent.

2.3. ELECTION. Directors shall be elected by the members. The election of directors shall be conducted at the annual meeting of the Association, at any special meeting called for that purpose, or by mail, facsimile transmission, or a combination of mail and facsimile transmission.

2.4. VACANCIES. Vacancies on the board caused by any reason, except the removal of a director by a vote of the Association, shall be filled by a vote of the majority of the remaining directors, even though less than a quorum, at any meeting of the board. Each director so elected shall serve out the remaining term of his predecessor.

2.5. REMOVAL OF DIRECTORS. At any annual meeting or special meeting of the Association, any one or more of the directors may be removed with or without cause by members representing at least two-third of the votes present in person or by proxy at such meeting, and a successor shall then and there be elected to fill the vacancy thus created. Any director whose removal has been proposed by the members shall be given an opportunity to be heard at the meeting.

2.6 MEETINGS OF THE BOARD.

2.6.1. Organizational Meeting of the Board. Within 10 days after the annual meeting, the directors shall convene an organizational meeting for the purpose of electing officers. The time and place of such meeting shall be fixed by the board and announced to the directors.

2.6.2. Regular Meeting of the Board. Regular meetings of the board may be held at such time and place as shall be determined, from time to time, by the board, but at least one such meeting shall be held each calendar quarter. Notice of regular meetings of the board shall be given to each director, personally or by telephone or written communication, at least three days prior to the date of such meeting.

2.6.3. Special Meetings of the Board. Special meetings of the board may be called by the president or, if he is absent or refuses to act, the secretary, or by any two directors. At least three days notice shall be given to each director, personally or by telephone or written communication, which notice shall state the place, time, and purpose of such meeting.

2.6.4. Conduct of Meetings. The president shall preside over all meetings of the board and the secretary shall keep, or cause to be kept, a record of all resolutions adopted by the board and a record of all transactions and proceedings occurring at such meetings.

2.6.5. Quorum. At all meetings of the board, a majority of directors shall constitute a quorum for the transaction of business, and the acts of the majority of the directors present at a meeting at which a quorum is present shall be the acts of the board. If less than a quorum is present at any meeting of the board, the majority of those present may adjourn the meeting from time to time. At any such reconvened meeting at which a quorum is present, any business which might have been transacted at the meeting as originally called may be transacted without further notice.

2.6.6. Open Meetings. Regular and special meetings of the board shall be open to members of the Association; provided that members who are not directors may not participate in any deliberations or discussions unless the board expressly so authorizes at the meeting. The board may adjourn any meeting and reconvene in executive session to discuss and vote upon personnel matters, litigation in which the Association is or may become involved, and orders of business of a similar or sensitive nature. The nature of any and all business to be considered in executive session shall first be announced in open session.

2.6.7. Telephone Meetings. Members of the board or any committee of the Association may participate in and hold meetings of the board or committee by means of conference telephone or similar communications equipment by means of which all persons participating in the meeting can hear each other. Participation in such meeting shall constitute presence in person at the meeting, except where a person participates in the meeting for the express purpose of objecting to the transaction of any business on the ground that the meeting is not lawfully called or convened.

2.6.8. Action Without a Meeting. Any action required or permitted to be taken by the board at a meeting may be taken without a meeting, if all of the directors individually or collectively consent in writing to such action. The written consent shall be filed with the minutes of the board. Action by written consent shall have the same force and effect as a unanimous vote.

2.7. LIABILITIES AND STANDARD OF CARE. In performing their duties, the directors are required to exercise certain standards of care and are subject to certain liabilities, including but not limited to the following provisions of State Law: TNPCA 1396-2.20.D., -2.25, -2.26, -2.28, -2.29, -2.30.

2.8. POWERS AND DUTIES. The board shall have all the powers and duties necessary for the administration of the Association and for the operation and maintenance of the subdivision. The board may do all such acts and things except those which, by law or the governing documents are reserved to the members and may not be delegated to the board. Without prejudice to the general and specific powers and duties set forth in laws or the governing documents, or such powers and duties as may hereafter be imposed on the board by resolution of the Association, the powers and duties of the board shall include, but shall not be limited to, the following:

2.8.1. Appointment of Committees. The board, by resolution, may from time to time designate standing or ad hoc committees to advise or assist the board with its responsibilities. The resolution shall establish the purposes and powers of each committee created, provide for the

appointment of its members, as well as chairman, and shall provide for reports, termination, and other administrative matters deemed appropriate by the board. Members of committees shall be appointed from among the owners and residents.

2.8.2. Manager. The board may employ a manager or managing agent for the Association, at a compensation established by the board, to perform duties and services authorized by the board.

2.8.3. Fines. The board may levy fines for each day or occurrence that a violation of the governing documents persists after notice and hearing, provided the amount of the fine does not exceed the amount necessary to ensure compliance with the governing documents.

2.8.4. Ex-Officio Directors. The board may, from time to time, designate one or more persons as ex-officio members of the board.

ARTICLE 3

OFFICERS

3.1. DESIGNATION. The principal officers of the Association shall be the president, the secretary, and the treasurer. The board may appoint one or more vice-presidents and such other officers and assistant officers as it deems necessary. The president and secretary shall be directors. Other officers may, but need not, be members or directors. Any two offices may be held by the same person, except the offices of president and secretary. If an officer is absent or unable to act, the board may appoint a director to perform the duties of that officer and to act in place of that officer, on an interim basis.

3.2. ELECTION OF OFFICERS. The officers shall be elected no less than annually by the directors at the organizational meeting of the board and shall hold office at the pleasure of the board. Except for resignation or removal, officers shall hold office until their respective successors have been designated by the board.

3.3. REMOVAL AND RESIGNATION OF OFFICERS. A majority of directors may remove any officer, with or without cause, at any regular meeting of the board or at any special meeting of the board called for that purpose. A successor may be elected at any regular or special meeting of the board called for that purpose. An officer may resign at any time by giving written notice to the board. Unless the notice of resignation states otherwise, it is effective when received by the board and does not require acceptance by the board. The resignation or removal of an officer who is also a director does not constitute resignation or removal from the board.

3.4. STANDARD OF CARE. In performing their duties, the officers are required to exercise the standards of care provided by Article 1396-2.20.D. of the Non-Profit Corporation Act.

3.5. DESCRIPTION OF PRINCIPAL OFFICES.

3.5.1. President. As the chief executive officer of the Association, the president shall: (i) preside at all meetings of the Association and of the board; (ii) have all the general powers and duties which are usually vested in the office of president of a corporation organized under the laws of the State of Texas; (iii) have general supervision, direction, and control of the business of the Association, subject to the control of the board; and (iv) see that all orders and resolutions of the board are carried into effect.

3.5.2. Secretary. The secretary shall: (i) keep the minutes of all meetings of the board and of the Association; (ii) have charge of such books, papers, and records as the board may direct; (iii) maintain a record of the names and addresses of the members for the mailing of notices; and (v) in general, perform all duties incident to the office of secretary.

3.5.3. Treasurer. The treasurer shall: (i) be responsible for Association funds; (ii) keep full and accurate financial records and books of account showing all receipts and disbursements; (iii) prepare all requires financial data and tax returns; (iv) deposit all monies or other valuable effects in the name of the Association in such depositories as may from time to time be designated by the board; (v) prepare the annual and supplemental budgets of the Association; (vi) review the accounts of the managing agent on a monthly basis in the event such managing agent is responsible for collecting and disbursing Association funds; and (vi) perform all the duties incident to the office of treasurer.

3.6. AUTHORIZED AGENTS. Except when the governing documents require execution of certain instruments by certain individuals, the board may authorize any person to execute instruments on behalf of the Association. In the absence of board designation, the president and the secretary shall be the only persons authorized to execute instruments on behalf of the Association.

ARTICLE 4

MEETINGS OF THE ASSOCIATION

4.1. ANNUAL MEETING. An annual meeting of the Association shall be held during the month of December of each year. At annual meetings the members shall elect directors in accordance with these Bylaws. The members may also transact such other business of the Association as may properly come before them.

4.2. SPECIAL MEETINGS. It shall be the duty of the president to call a special meeting of the Association if directed to do so by a majority of the board or by a petition signed by members representing at least 50 percent of the votes in the Association. Such meeting shall be held within 30

days after the board resolution or receipt of petition. The notice of any special meeting shall state the time, place, and purpose of such meeting. No business, except the purpose stated in the notice of the meeting, shall be transacted at a special meeting.

4.3. PLACE OF MEETINGS. Meetings of the Association shall be held at the property or at a suitable place convenient to the members, as determined by the board.

4.4. NOTICE OF MEETINGS. At the direction of the board, written notice of meetings of the Association shall be given to an owner of each lot entitled to vote at least 10 days but no more than 60 days prior to such meeting. Notices shall identify the type of meeting as annual or special, and shall state the particular purpose of a special meeting. Notices may also set forth any other items of information deemed appropriate by the board.

4.5. INELIGIBILITY. The board may determine that no member may (i) receive notice of meetings of the Association, (ii) vote at meetings of the Association, or (iii) be elected to serve as a director if the member's financial account with the Association is in arrears on the record dates provided below, provided each ineligible member shall be given notice of the arrearage and an opportunity to become eligible. The board may specify the manner, place, and time for payment for purposes of restoring eligibility.

4.6. RECORD DATES.

4.6.1. Determining Notice Eligibility. The board shall fix a date as the record date for determining the members entitled to notice of a meeting of the Association. The record date may not be more than 60 days before the date of a meeting of the Association at which members will vote.

4.6.2. Determining Voting Eligibility. The board shall fix a date as the record date for determining the members entitled to vote at a meeting of the Association. The record date may not be more than 60 days before the date of a meeting of the Association at which members will vote.

4.6.3. Determining Rights Eligibility. The board may fix a date as the record date for determining the members entitled to exercise any rights other than those described in the preceding two paragraphs. The record date may not be more than 60 days before the date of the action for which eligibility is required, such as nomination to the board.

4.6.4. Adjournments. A determination of members entitled to notice of or to vote at a meeting of the Association is effective for any adjournment of the meeting unless the board fixes a new date for determining the right to notice or the right to vote. The board must fix a new date for determining the right to notice or the right to vote if the meeting is adjourned to a date more than 90 days after the record date for determining members entitled to notice of the original meeting.

4.7. VOTING MEMBERS LIST. The board shall prepare and make available a list of the Association's voting members in accordance with Art. 1396-2.11B of the TNPCA.

4.8 QUORUM. At any meeting of the Association, the presence in person or by proxy of members entitle to cast at least 75% of the votes that may be cast for election of the board shall constitute a quorum. Members present at a meeting at which a quorum is present may continue to transact business until adjournment, notwithstanding the withdrawal, during the course of the meeting, of members constituting a quorum.

4.9. VOTES. The vote of members representing at least a majority of the votes cast at any meeting at which a quorum is present shall be binding upon all members for all purposes, except when a higher percentage is required by these Bylaws. There shall be no cumulative voting.

4.9.1. Co-Owned Lots. If only one of the multiple owners of a lot is present at a meeting of the association, that person may cast the vote or votes allocated to that lot. If more than one of the multiple owners is present, the vote or votes allocated to that lot may be cast only in accordance with the owners= unanimous agreement. Multiple owners are in unanimous agreement if one of the multiple owners casts the votes allocated to a lot and none of the other owners makes prompt protest to the person presiding over the meeting.

4.9.2. Corporation-Owner Lots. If a lot is owned by a corporation, the vote appurtenant to that lot may be cast by an officer of the corporation in the absence of express notice of the designation of a specific person by the board of directors or Bylaws of the owning corporation. The vote of a partnership may be cast by any general partner of the owning partnership in the absence of express notice of the designation of a specific person by the owing partnership. The person presiding over a meeting or vote may require reasonable evidence that a person voting on behalf of a corporation or partnership is qualified to vote.

4.10. PROXIES. Votes may be cast in person or by written proxy. To be valid, each proxy shall (i) be signed and dated by a member or his attorney-in-fact; (ii) identify the lot to which the vote is appurtenant; (iii) name the person in favor of whom the proxy is granted, such person agreed to exercise the proxy; (iv) identify the purpose or meeting for which the proxy is given; (v) not purport to be revocable without notice; and (vi) be delivered to the secretary or to the person presiding over the Association meeting for which the proxy is designated. Unless the proxy specifies a shorter or longer time, it shall terminate eleven months after its date. To revoke a proxy, the granting member must give actual notice of revocation to the person presiding over the Association meeting for which the proxy is designated. Unless revoked, any proxy designated for a meeting which is adjourned, recessed, or scheduled shall be valid when such meeting reconvenes.

4.11. CONDUCT OF MEETINGS. The president, or any person designated by the board shall preside over meetings of the Association. The secretary shall keep, or cause to be kept, the minutes which shall record all resolutions adopted and all transactions occurring at the meeting, as well as a record of any votes taken at the meeting.

4.12. ORDER OF BUSINESS. Unless the notice of meeting states otherwise, the order of

business at meetings of the Association shall be as follows:

- Determine votes present by roll call or check-in procedure
- Announcement or quorum
- Proof of notice of meeting
- Reading and approval of minutes of preceding meeting
- Reports
- Election of directors (when required)
- Unfinished or old business
- New business

4.13. ADJOURNMENT OF MEETING. At any meeting of the Association, a majority of the members present at that meeting, either in person or by proxy, may adjourn the meeting to another time.

4.14. ACTION WITHOUT MEETING. Subject to board approval, any action which may be taken by a vote of the members at a meeting of the Association may also be taken without a meeting by written consents. The board may permit members to vote by ballots delivered by representing at least a majority of votes in the Association, or such higher percentage as may be required by the governing documents, which shall constitute approval by written consent. This Paragraph may not be used to avoid the requirement of an annual meeting. This Paragraph shall not apply to the election of directors unless expressly permitted in Article 2 of these Bylaws.

ARTICLE 5

RULES

5.1. RULES. The board shall have the right to establish and amend, from time to time, reasonable rules and regulations for: (i) the administration of the Association and the governing documents; (ii) the maintenance, management, operation, use, conservation, and beautification of the properties; and (iii) the health, comfort, and general welfare of the residents; provided, however, that such rules may not be in conflict with law or the governing documents. The board shall, at all times, maintain the then current and complete rules in a written form which can be copied and distributed to the members.

5.2. ADOPTION AND AMENDMENT. Any rule may be adopted, amended, or terminated by the board, provided that the rule and the requisite board approval are properly recorded as a resolution in the minutes of the meeting of the board.

5.3. NOTICE AND COMMENT. The board shall give written notice to an owner of each lot of any amendment, termination, or adoption of a rule, or shall publish same in a newsletter or similar publication which is circulated to the members, at least 10 days before the rule's effective

date. The board may, but shall not be required, to give similar notice to residents who are not members. Any member or resident so notified shall have the right to comment orally or in writing to the board on the proposed action.

5.4. DISTRIBUTION. Upon request from any member or resident, the board shall provide a current and complete copy of rules. Additionally, the board shall, from time to time, distribute copies of the current and complete rules to an owner of each lot and, if the board so chooses, to non-member residents.

ARTICLE 6

ENFORCEMENT

The violation of any provision of the governing documents shall give the board the right, after notice and hearing, pursuant to Texas Property Code Chapter 209, Sections .006, .007, and .008, except in case of an emergency, in addition to any other rights set forth in the governing documents:

a. To enter the lot in which, or as to which, the violation or breach exists and to summarily abate and remove, at the expense of the defaulting owner, any structure, thing, or condition (except for additions or alterations of permanent nature that may exist in that lot) that is existing and creating a danger to the common elements contrary to the intent and meaning of the provisions of the governing documents. The board shall not be deemed liable for any manner of trespass by this action; or

b. To enjoin, abate, or remedy by appropriate legal proceedings, either at law or in equity, the continuance of any breach.

ARTICLE 7

OBLIGATIONS OF THE OWNERS

7.1. PROOF OF OWNERSHIP. Any person, on becoming a member of the Association, shall furnish to the board evidence of ownership in the lot, which copy shall remain in the files of the Association. This requirement may be satisfied by receipt of a board-approved form that is completed and acknowledged by a title company or attorney at time of conveyance of the lot or any interest therein.

7.2. OWNERS' ADDRESSES. The owner or the several co-owners of a lot shall register and maintain one mailing address to be used by the Association for mailing of monthly statements,

notices, demands, and all other communications. The owner shall keep the Association informed of the member's current mailing address. If an owner fails to maintain a current mailing address with the Association, the address of that owner's lot shall be deemed to be his mailing address.

7.3. ASSESSMENTS. All members shall be obligated to pay assessments imposed by the Association to meet the common expenses. A member shall be deemed to be in good standing and entitled to vote at any meeting of the Association if he/she is current in the assessments.

7.4. COMPLIANCE WITH DOCUMENTS. Each member shall comply with the provisions and terms of the governing documents, and any amendments thereto. Further, each member shall always endeavor to observe and promote the cooperative purposes for which the subdivision was established.

ARTICLE 8

ASSOCIATION RECORDS

8.1. RECORDS. The Association shall use its best efforts to keep the following records:

- a. Minutes or a similar record of the proceedings of meetings of the board.
- b. Minutes or a similar record of the proceedings of the meetings of the board.
- c. Names and mailing addresses of the members, the currency and accuracy of the information being the responsibility of the members.
- d. Financial records and books of account for the Association, kept in a manner consistent with generally accepted accounting principles.
- e. Copies of income tax returns prepared for the Internal Revenue Service.
- f. Copies of the governing documents and all amendments to any of these. Also, for at least four years, a record of all votes or written consents by which amendments to the governing documents were approved.

8.2. INSPECTION OF BOOKS AND RECORDS. Books and records of the Association shall be made available for inspection and copying pursuant to Article 1396-2.23.B. of the Corporation Act. [TNPCA 1396-2.23.B. and Texas Property Code Section 209.005]

ARTICLE 9

NOTICES

9.1. CO-OWNERS. If a lot is owned by more than one person, notice to one co-owner shall be deemed notice to all co-owners.

9.2. DELIVERY OF NOTICES. Any written notice required or permitted by these Bylaws may be given personally, by mail, or by facsimile transmission. If mailed, the notice is deemed delivered when deposited in the U.S. mail addresses to the member at the address shown on the Association's records. If transmitted by facsimile, the notice is deemed delivered on successful transmission of the facsimile.

9.3. WAIVER OF NOTICE. Whenever any notice is required to be given to an owner, member, or director, a written waiver of the notice, signed by the person entitled to such notice, whether before or after the time stated in the notice, shall be equivalent to the giving of such notice. Attendance by a member or director at any meeting of the Association or board, respectively, shall constitute a waiver of notice by such member or director of the time, place, and purpose of such meeting. If all members or directors are present at any meeting of the Association or board, respectively, no notice shall be required and any business may be transacted at such meeting.

ARTICLE 10

AMENDMENTS TO BYLAWS

10.1. PROPOSALS. These Bylaws may be amended by the members according to the terms of this Article. The Association shall provide a member with a detailed description, if not exact wording, of any proposed amendment. Such description shall be included in the notice of any annual or special meeting of the Association if such proposed amendment is to be considered at said meeting.

10.2. CONSENTS. An amendment shall be adopted by the vote, in person or by proxy, or written consents of members representing at least a majority of the votes cast or present at a meeting for which a quorum is obtained.

10.3. EFFECTIVE. To be effective, each amendment must be in writing, reference the name of the subdivision and the Association, be signed by at least two officers acknowledging the requisite approval of members, and be delivered to a member at least 10 days before the amendment's effective date. The amendment must be in a form suitable for recording as a real

property record, and be delivered to the county clerk for recordation.

ARTICLE 11

GENERAL PROVISIONS

11.1. CONFLICTING PROVISIONS. If any provision of these Bylaws conflicts with any provision of the laws of the State of Texas, such conflicting Bylaws provision shall be null and void, but all other provisions of these Bylaws shall remain in full force and effect. In the case of any conflict between the Articles of Incorporation of the Association and these Bylaws, the Articles shall control.

11.2. SEVERABILITY. Invalidation of any provision of these Bylaws, by judgment or court order, shall in no wise affect any other provision which shall remain in full force and effect. The effect of a general statement shall not be limited by the enumerations of specific matters similar to the general.

11.3. FISCAL YEAR. The fiscal year of the Association shall be set by resolution of the board, and is subject to change from time to time as the board shall determine. In the absence of a resolution by the board, the fiscal year shall be the calendar year.

11.4. WAIVER. No restriction, condition, obligation, or covenant in these Bylaws shall be deemed to have been abrogated or waived by reason of failure to enforce the same, irrespective of the number of violations or breaches thereof which may occur.

CERTIFICATE

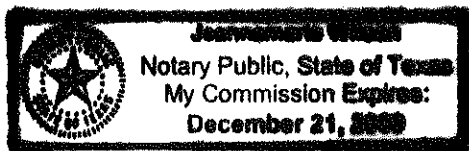
I HEREBY CERTIFY that the foregoing is a true, complete, and correct copy of the Bylaws of ESTANCIA AT THUNDER VALLEY PROPERTY OWNERS ASSOCIATION, a Texas non-profit corporation, as adopted by the initial Board of Directors at its organizational meeting on the 24th day of January, 2006.

IN WITNESS WHEREOF, I hereunto set my hand this the 24th day of January, 2006.

By: *Diane De Anda*
DIANE DE ANDA, Secretary

THE STATE OF TEXAS §
 §
COUNTY OF KENDALL §

Before me, the undersigned authority, on this 24th day of January 2006, personally appeared DIANE DE ANDA, Secretary of ESTANCIA AT THUNDER VALLEY PROPERTY OWNERS ASSOCIATION, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same on behalf of the Association.



JeanneMarie Wilson
Notary Public, The State of Texas

After recording, please return to:
Tom Cusick, Jr.
1 Thunder Valley Road
Boerne, Texas 78006