

**RESOLUTION OF THE BOARD OF DIRECTORS
OF THE WATERVIEW COMMUNITY ASSOCIATION, INC.
ESTABLISHING A PROTOCOL FOR OPEN BOARD MEETINGS**

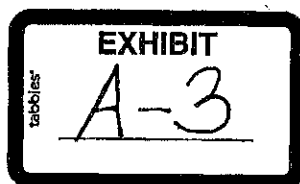
WHEREAS, Board of Directors (the "*Board*") of WaterView Community Association, Inc. (the "*Association*") desires to establish a protocol that will be followed by Members of the Association who desire to attend meetings of the Board of Directors of the Association; and

WHEREAS, effective January 1, 2012, meetings of the Board of Directors shall be open to Members of the Association as required by law; and;

WHEREAS, Members shall abide by the following procedures with regard to items which a Member would like to bring to the Board's attention for consideration or discussion during a meeting of the Board as well as the participation of Members during meetings of the Board of Directors.

NOW, THEREFORE, BE IT RESOLVED that the following protocol has been established by the Board and which must be observed at all times by Members of the Association who desire to be present at a meeting of the Association's Board of Directors:

1. Meetings of the Board of Directors are open to Members of the Association subject to the right of the Board of Directors to adjourn into Executive Sessions as allowed by law. Members will be excused from the meeting during Executive Session unless the Member wishes to discuss concern in Executive Session.
2. Any Member of the Association who wishes to meet with the Board of Directors at the beginning of a meeting of the Board shall, no less than ten (10) days before the scheduled date of the meeting of the Board of Directors, present in writing to the Community Manager a brief description of the subject matter which the Member would like to discuss before the Board. The written presentation must contain sufficient particularity to allow the Board of Directors to adequately prepare for a constructive discussion of the matter with the Member during the meeting. Community Manager will confirm to Member receipt of written request within one (1) business day. No less than seven (7) days prior to the date of the Meeting of the Board of Directors, Member will be notified of the specific time and place where they will be scheduled to meet with the Board. The Member must confirm by next business day if he or she will attend the meeting of the Board of Directors in order to be placed on the agenda. If the Member fails to confirm attendance, they will be removed from the agenda.
3. Once a meeting of the Board of Directors has been called to order and a quorum verified, those Members who are present and have complied with Paragraph 2 above for said meeting, and do not wish to meet with the Board of Directors in Executive Session, will

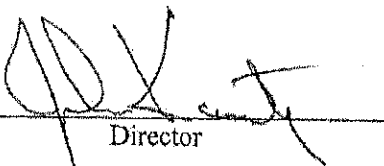


be given the opportunity to discuss the matter presented with the Board of Directors. Each Member will then be allotted up to ten (10) minutes to present and discuss the issue with the Board of Directors. The Board of Directors is under no obligation to render any decision or opinion relative to the matter presented by the Member.

4. Members who wish to meet with the Board of Directors in Executive Session, are present and complied with Paragraph 2 above for said meeting, will be given the opportunity to discuss the matter presented with the Board of Directors in Executive Session. When the Board of Directors has convened into Executive Session, such Member will then be allotted up to ten (10) minutes to present and discuss the issue with the Board of Directors. The Board of Directors is under no obligation to render any decision or opinion relative to the matter presented by the Member.
5. Upon completion of the presentation by Members of matters in accordance with Paragraphs 3 and 4 above, if any, the Board of Directors will take up its regular agenda. During the time period that the Board of Directors has taken up its regular agenda, it is imperative that Members understand that they are attending a meeting of the Board of Directors and not a meeting of the Members. The Board is allowed to consider and discuss agenda items without interruption by Members. This is a courtesy to the Directors who serve the community as volunteers and need to address agenda items with efficiency. Accordingly, Members who wish to address the Board of Directors during consideration of agenda items may not participate in the discussion unless and until they are recognized by the Chairperson of the meeting. The Chair is under no obligation to recognize a Member while the Board of Directors is in the process of considering and discussing agenda items. Members are, therefore, encouraged to take advantage of the process established to address the Board of Directors with specific issues under Paragraphs 2 and 3 above.

This is to certify that the foregoing Resolution was adopted by the Board of Directors on December 16, 2011, and shall remain effective until such Resolution is modified, rescinded or revoked.

WATerview COMMUNITY
ASSOCIATION, INC.


Director

AFTER RECORDING, PLEASE RETURN TO:

Judd A. Austin, Jr.
Henry Oddo Austin & Fletcher, P.C.
1700 Pacific Avenue
Suite 2700
Dallas, Texas 75201

**SECOND SUPPLEMENTAL
CERTIFICATE AND MEMORANDUM
OF RECORDING OF DEDICATORY INSTRUMENTS FOR
WATERVIEW COMMUNITY ASSOCIATION, INC.**

STATE OF TEXAS §
 §
COUNTY OF DALLAS §

The undersigned, as attorney for the WaterView Community Association, Inc., for the purpose of complying with Section 202.006 of the Texas Property Code and to provide public notice of the following dedicatory instruments affecting the owners of property with the WaterView community in Rowlett, Texas, hereby states that the dedicatory instruments attached hereto are true and correct copies of the following:

- ***Resolution of the WaterView Community Association, Inc. Board of Directors Establishing a Payment Plan Policy*** (Exhibit "A-1");
- ***Resolution of the WaterView Community Association, Inc. Board of Directors Establishing a Records Retention Policy*** (Exhibit "A-2");
- ***Resolution of the WaterView Community Association, Inc. Board of Directors Establishing a Protocol for Open Board Meetings*** (Exhibit "A-3");
- ***Resolution of the WaterView Community Association, Inc. Board of Directors Regarding the Inspection and Copying of Books and Records*** (Exhibit "A-4");

- ***Resolution of the WaterView Community Association, Inc. Board of Directors Setting Forth Procedures to Establish E-Mail Registry for Members*** (Exhibit "A-5");
- ***WaterView Community Association, Inc. (Including Broadmoor) Collection Procedure and Policy / Violation and Fine Policy*** (Exhibit "A-6");
- ***Second Amendment to the WaterView Production Homes Design Standards*** (Exhibit "A-7");
- ***WaterView Community Association, Inc. - Community Center / Pavillion Rental Agreement - Rental Fees and Refund Policy*** (Exhibit "A-8");
- ***WaterView Community Association, Inc. - Community Center / Pavillion Rental Agreement - Form and Check Out Sheet*** (Exhibit "A-9");
- ***WaterView Community Association, Inc. -Swim Park Picture ID Policy: Homeowner*** (Exhibit "A-10");
- ***WaterView Community Association, Inc. -Swim Park Picture ID Policy: Leasing a Home in WaterView*** (Exhibit "A-11");
- ***WaterView Community Association, Inc. -Swim Park Picture ID Policy: House Sitter(s)*** (Exhibit "A-12");
- ***WaterView Community Association, Inc. -Swim Park Picture ID Policy: Nanny / Babysitter*** (Exhibit "A-13");
- ***WaterView Community Association, Inc. - Swim Park Guest Policy*** (Exhibit "A-14");
- ***WaterView Swim Park Rules*** (Exhibit "A-15");

- ***WaterView Water Slide Rules [To Be Posted at Entrance to Slides and Bottom of Stairs]*** (Exhibit "A-16");
- ***WaterView Water Slide Rules [Posted at the Top of Stairs]*** (Exhibit "A-17"); and
- ***WaterView Tennis Rules*** (Exhibit "A-18");.

All persons or entities holding an interest in and to any portion of property within the WaterView community are subject to the foregoing dedicatory instruments.

IN WITNESS WHEREOF, the WaterView Community Association, Inc. has caused this First Supplemental Certificate and Memorandum of Recording of Dedicatory Instruments to be filed with the Office of the Dallas County Clerk, and serves to supplement that certain Certificate and Memorandum of Recording of Association Documents for Waterview Community Association, Inc. filed on December 3, 2008, as Instrument No. 20080378811 in the Official Public Records of Dallas County, Texas, and that certain First Supplemental Certificate and Memorandum of Recording of Association Documents for Waterview Community Association, Inc. filed on June 3, 2009, as Instrument No. 200900157922 in the Official Public Records of Dallas County, Texas.

**WATERVIEW COMMUNITY
ASSOCIATION, INC.**

By:
Its:

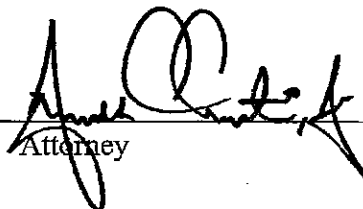

Attorney

EXHIBIT B

Those tracts and parcels of real property located in the City of Rowlett, Dallas County, Texas and more particularly described as follows:

- (a) All real property subject to the Declaration of Covenants, Conditions and Restrictions for The WaterView Community, executed by Snapdragon Properties Associates, L.P., as Declarant, recorded on July 7, 1998, in Volume 98131, Page 00453, *et seq.*, in the Real Property Records of Dallas County, Texas, and any other applicable refilings or replatings thereof or amendments, corrections or supplements thereto; and
- (b) All lots and tracts of land situated in **WaterView, PHASE ONE**, an addition to the **City of Rowlett, Dallas County, Texas**, according to the Map or Plat thereof recorded in Volume 98203, Page 10, Map Records, Dallas County, Texas; and
- (c) All lots and tracts of land situated in **WaterView, PHASE TWO**, an addition to the **City of Rowlett, Dallas County, Texas**, according to the Map or Plat thereof recorded in Volume 98203, Page 9, Map Records, Dallas County, Texas; and
- (d) All lots and tracts of land situated in **WaterView, PHASE THREE**, an addition to the **City of Rowlett, Dallas County, Texas**, according to the Map or Plat thereof recorded in Volume 98203, Page 8, Map Records, Dallas County, Texas; and
- (e) All lots and tracts of land situated in **WaterView, PHASE 4A**, an addition to the **City of Rowlett, Dallas County, Texas**, according to the Map or Plat thereof recorded in Volume 99083, Page 88, Map Records, Dallas County, Texas; and
- (f) All lots and tracts of land situated in **WaterView, PHASE 4B**, an addition to the **City of Rowlett, Dallas County, Texas**, according to the Map or Plat thereof recorded in Volume 99137, Page 723, Map Records, Dallas County, Texas; and
- (g) All lots and tracts of land situated in **WaterView, PHASE 5A**, an addition to the **City of Rowlett, Dallas County, Texas**, according to the Map or Plat thereof recorded in Volume 99191, Page 423, together with a replat thereof recorded in Volume 2000097, Page 908, Map Records, Dallas County, Texas; and
- (h) All lots and tracts of land situated in **WaterView, PHASE 5B**, an addition to the **City of Rowlett, Dallas County, Texas**, according to the Map or Plat thereof recorded in Volume 2000151, Page 2744, Map Records, Dallas County, Texas; and
- (i) All lots and tracts of land situated in **WaterView, PHASE 5C**, an addition to the **City of Rowlett, Dallas County, Texas**, according to the Map or Plat thereof

**recorded in Volume 2001129, Page 01092, Map Records, Dallas County, Texas;
and**

- (j) All lots and tracts of land situated in WaterView, PHASE 5D, an addition to the City of Rowlett, Dallas County, Texas, according to the Map or Plat thereof recorded in Volume 2000093, Page 03565, Map Records, Dallas County, Texas;
and**
- (k) All lots and tracts of land situated in WaterView, PHASE 6A, an addition to the City of Rowlett, Dallas County, Texas, according to the Map or Plat thereof recorded in Volume 2000151, Page 2738, Map Records, Dallas County, Texas;
and**
- (l) All lots and tracts of land situated in WaterView, PHASE 6B, an addition to the City of Rowlett, Dallas County, Texas, according to the Map or Plat thereof recorded in Volume 2000151, Page 2741, Map Records, Dallas County, Texas;
and**
- (m) All lots and tracts of land situated in WaterView, PHASE 6C, an addition to the City of Rowlett, Dallas County, Texas, according to the Map or Plat thereof recorded in Volume 2002040, Page 00011, Map Records, Dallas County, Texas;
and**
- (n) All lots and tracts of land situated in WaterView, PHASE 7, an addition to the City of Rowlett, Dallas County, Texas, according to the Map or Plat thereof recorded in Volume 2001001, Page 143, Map Records, Dallas County, Texas;
and**
- (o) All lots and tracts of land situated in WaterView, PHASE 8A, an addition to the City of Rowlett, Dallas County, Texas, according to the Map or Plat thereof recorded in Volume 2001058, Page 00111, Map Records, Dallas County, Texas;
and**
- (p) All lots and tracts of land situated in WaterView, PHASE 8B, an addition to the City of Rowlett, Dallas County, Texas, according to the Map or Plat thereof recorded in Volume 2002229, Page 102, Map Records, Dallas County, Texas;
and**
- (q) All lots and tracts of land situated in WaterView, PHASE 8C, an addition to the City of Rowlett, Dallas County, Texas, according to the Map or Plat thereof recorded in Volume 2003102, Page 68, Map Records, Dallas County, Texas; and**

- (r) All lots and tracts of land situated in **WaterView, PHASE 9, an addition to the City of Rowlett, Dallas County, Texas, according to the Map or Plat thereof recorded in Volume 2004019, Page 89, Map Records, Dallas County, Texas; and**
- (s) All lots and tracts of land situated in **WaterView, PHASE 10, an addition to the City of Rowlett, Dallas County, Texas, according to the Map or Plat thereof recorded in Volume 2001076, Page 02955, Map Records, Dallas County, Texas; and**
- (t) All lots and tracts of land situated in **WaterView, PHASE 11A, an addition to the City of Rowlett, Dallas County, Texas, according to the Map or Plat thereof recorded in Volume 2001076, Page 02961, Map Records, Dallas County, Texas; and**
- (u) All lots and tracts of land situated in **WaterView, PHASE 11B, an addition to the City of Rowlett, Dallas County, Texas, according to the Map or Plat thereof recorded in Volume 2001058, Page 00114, Map Records, Dallas County, Texas; and**
- (v) All lots and tracts of land situated in **WaterView, PHASE 12, an addition to the City of Rowlett, Dallas County, Texas, according to the Map or Plat thereof recorded in Volume 2001076, Page 02959, Map Records, Dallas County, Texas; and**
- (w) All lots and tracts of land situated in **WaterView, PHASE 13, an addition to the City of Rowlett, Dallas County, Texas, according to the Map or Plat thereof recorded in Volume 2002229, Page 104, Map Records, Dallas County, Texas; and**
- (x) All lots and tracts of land situated in **WaterView, PHASE 14, an addition to the City of Rowlett, Dallas County, Texas, according to the Map or Plat thereof recorded in Volume 2004221, Page 208, Map Records, Dallas County, Texas; and**
- (y) All lots and tracts of land situated in **Villas at WaterView, PHASE 1, an addition to the City of Rowlett, Dallas County, Texas, according to the Map or Plat thereof recorded in Volume 98158, Page 00608, Map Records, Dallas County, Texas; and**
- (z) All lots and tracts of land situated in **Villas at WaterView, PHASE 2, an addition to the City of Rowlett, Dallas County, Texas, according to the Map or Plat thereof recorded in Volume 98158, Page 00609, Map Records, Dallas County, Texas; and**

- (aa) All lots and tracts of land situated in **Villas at WaterView, PHASE 3**, an addition to the **City of Rowlett, Dallas County, Texas**, according to the Map or Plat thereof recorded in **Volume 98158, Page 00612, Map Records, Dallas County, Texas**.

**Filed and Recorded
Official Public Records
John F. Warren, County Clerk
Dallas County, TEXAS
12/22/2011 08:42:32 AM
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