

NOTICE OF FILING OF DEDICATORY INSTRUMENTS OF ROSEHEART HOMEOWNERS ASSOCIATION

STATE OF TEXAS § KNOW ALL MEN BY THESE PRESENTS: COUNTY OF BEXAR §

Notice is hereby given to all persons with any interest in or claim to any parts of the property within the Roseheart master planned subdivision that said property is subject to the attached dedicatory instruments, to wit:

- 1. Architectural Front Yard Guidelines
2. Open Forum Policy
3. Roseheart Clubhouse Operating Policies (2012)

By their signatures below, the President and Secretary of the Association certify that the attached documents are dedicatory instruments of the Association.

Thus executed this 21st day of AUGUST, 2012.

ROSEHEART HOMEOWNERS ASSOCIATION

By: [Signature] Richard Cope, Its President

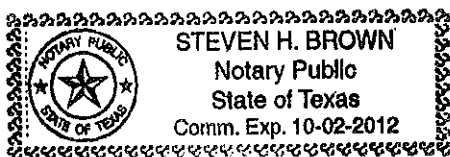
ATTEST:

By: [Signature] Sandra Drummond, Its Secretary

STATE OF TEXAS § COUNTY OF BEXAR §

Before me, the undersigned notary public, on this day personally appeared Richard Cope, President of the Roseheart Homeowners Association, known to me or proved to me by presentation to me of a governmentally issued identification card to be who one of the persons whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed it for the purposes and consideration expressed in it.

Given under my hand and seal of office the 21st day of AUGUST, 2012.

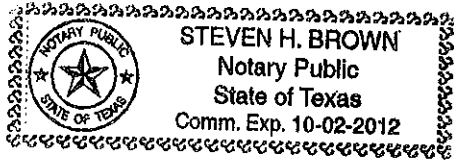


[Signature] Notary Public, STATE OF TEXAS

STATE OF TEXAS §
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COUNTY OF BEXAR §

Before me, the undersigned notary public, on this day personally appeared Sandra Drummond, Secretary of the Roseheart Homeowners Association, known to me or proved to me by presentation to me of a governmentally issued identification card to be who one of the persons whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed it for the purposes and consideration expressed in it.

Given under my hand and seal of office the 21ST day of AUGUST, 2012.



Steven H. Brown
Notary Public, State of Texas

ROSEHEART HOMEOWNERS ASSOCIATION

Architectural Front Yard Guidelines

WHEREAS, Article VII, Section 3, of the Declaration of Covenants Conditions and Restrictions for Roseheart subdivision permits the Architectural Control Committee (ACC) of the Roseheart Homeowners Association to impose Architectural Guidelines for the subdivision, and

WHEREAS, there is a need to establish rules for what may be allowed in the front yards of residences in accordance with the Declaration of Covenants Conditions and Restrictions,

NOW, THEREFORE BE IT RESOLVED THAT the following process in regard to front yard guidelines shall hereby be unanimously adopted by the ACC:

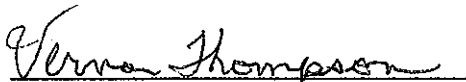
1. All yard art, artifacts or decoration in the front yard or hanging from outside walls visible from the street and not previously approved by the Architectural Control Committee (ACC) shall be removed or submitted for approval in accordance with the Declaration of Covenants, Conditions, and Restrictions for Roseheart.
2. Materials shall be such that they will not deteriorate or rust over time, and will not leach or damage the rock or stucco of a residence.
3. All items should coordinate with the color scheme of the house, shall not be multi-colored, and should blend with the décor.
4. Selection and number of items should take into consideration the scale of the property, i.e. a single birdbath might be acceptable; however, two or three would not.
5. Team mascots of any kind are not permitted. Words spelling a sport or any other event are not permitted.
6. Light posts were intended to be standard and should not be decorated with flowers, birds, etc. The only exception is seasonal decorating in conjunction with a holiday, and these should be removed within ten (10) days after the holiday.
7. As stated in the Declaration of Covenants, Conditions and Restrictions, Section 2.3, no signs or banners will be displayed in the front yard, other than political signs as provided by Section 202.009, Texas Property Code.
8. Flower beds in the front or visible from the street, shall be free of artificial flowers.


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9. Flamingos, gnomes, and other colorful figures, etc. shall not be placed on the front yard. Plastic and Mylar decorations are not permitted.

This policy resolution shall become effective immediately.

Unanimously approved by the Architectural Control Committee: July 9, 2012


Verna Thompson, ~~Chair~~


Alice Jakeway, ~~Chair~~


Ed Wilder