

AFFIDAVIT IN COMPLIANCE WITH SECTION 202.006
OF THE TEXAS PROPERTY CODE

THE STATE OF TEXAS §
 §
 COUNTY OF BEXAR §

BEFORE ME, the undersigned authority, on this day personally appeared OWEN SEIDENBERGER, who, being by me duly sworn according to law, stated the following under oath:

"My name is OWEN SEIDENBERGER. I am fully competent to make this Affidavit. I have personal knowledge of the facts stated herein, and they are all true and correct.

I am the President of Mission Trace Homeowners Association, a Texas non-profit corporation (the "ASSOCIATION"). I am also a custodian of the records for the ASSOCIATION and I have been authorized by the ASSOCIATION's Board of Directors to sign this Affidavit.

The ASSOCIATION is a property owners' association as that term is defined in *Section 202.001 of the Texas Property Code*. The ASSOCIATION's jurisdiction includes, but may not be limited to, the property in Bexar County, Texas and described as:

That certain subdivision known as Mission Trace Subdivision, being the property identified and referenced in the Declaration of Covenants and Restrictions, recorded in Volume 6991, Page 193 of the Official Public Records of Bexar County, Texas, together with all amendments, supplements and annexations thereto.

Attached hereto are the originals of, or true and correct copies of, the following dedicatory instruments, including known amendments or supplements thereto, governing the ASSOCIATION, which instruments have not previously been recorded:

Mission Trace Homeowners Association
Email Registration Policy
With attached Promulgated Email Registration Form

The documents attached hereto are subject to being supplemented, amended or changed by the ASSOCIATION. Any questions regarding the dedicatory instruments of the ASSOCIATION may be directed to the ASSOCIATION at:

Mission Trace Homeowners Association
 11333 Mission Trace
 San Antonio, Texas 78230
 Phone: 210-696-7164
 Email: missiontracehoa@gmail.com

SIGNED on this the 9 day of March, 2018.

MISSION TRACE HOMEOWNERS ASSOCIATION

By:

OWEN SEIDENBERGER

Its:

President

ACKNOWLEDGMENT

THE STATE OF TEXAS

COUNTY OF BEXAR

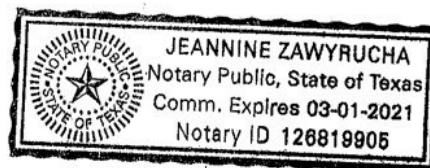
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BEFORE ME, the undersigned authority, on this day personally appeared OWEN SEIDENBERGER, President of the MISSION TRACE HOMEOWNERS ASSOCIATION, who, after being duly sworn, acknowledged and stated under oath that he has read the above and foregoing Affidavit and that every factual statement contained therein is within his personal knowledge and is true and correct.

9 ACKNOWLEDGED, SUBSCRIBED AND SWORN TO BEFORE ME, a Notary Public, on this the day of March, 2018.

Jeannine Zawyrucha
NOTARY PUBLIC, STATE OF TEXAS

After Recording, Return To:
Michael B. Thurman
Thurman & Phillips, P.C.
4093 De Zavala Road
Shavano Park, Texas 78249



MISSION TRACE HOMEOWNERS ASSOCIATION EMAIL REGISTRATION POLICY

This Email Registration Policy ("EMAIL REGISTRATION POLICY") is adopted under the requirements of Texas Property Code Section 209.0042 for the adoption of a policy for the registration of email addresses of members requesting notice of meetings of the ASSOCIATION or the Board of Directors of ASSOCIATION and other business of the ASSOCIATION requiring notice to members.

The Policy for email registration of an ASSOCIATION member is as follows:

1. All members of the ASSOCIATION are entitled to receive notices of:
 - A. The date, hour, place and general subject of a regular or special ASSOCIATION and board meeting, including a general description of any matter to be brought up for deliberation in executive session;
 - B. An election of the Board of Directors;
 - C. Any vote to be taken at a meeting or otherwise of the Members of the Association;
 - D. Before the Association may suspend a member's right to use of a common area, file a suit against a member other than a suit to collect a regular or special assessment or foreclose under an association's lien, charge a member for property damage, or levy a fine for a violation of the restrictions or bylaws or rules of the association;
 - E. The sale of the member's property at a foreclosure sale advising of the date and time of sale and the member's right to redeem the property; and
 - F. such other matters or actions of the ASSOCIATION pursuant to Texas Property Code Chapter 209.
2. To receive email notices, a member of the ASSOCIATION shall register the member's email address with the ASSOCIATION by completing and delivering the Promulgated Email Registration Form in person, by certified mail, return receipt requested or first class mail to:

Mission Trace Homeowners Association
11333 Mission Trace
San Antonio, Texas 78230
Phone: 210-696-7164

Or

Return Registration Form by email to: missiontracehoa@gmail.com

3. By submitting an email registration form, the member is affirmatively opting to allow the ASSOCIATION to use the alternative method of providing notice to provide to the member notices for which another method is prescribed by law.

4. The ASSOCIATION shall provide a receipt of registration of the member's email address by email within ten (10) days of receipt of the Promulgated Email Registration Form. If member fails to receive a receipt within ten (10) days, member shall notify ASSOCIATION of the failure to receive the receipt. If the receipt is not delivered to member by ASSOCIATION, the presumption shall be ASSOCIATION does not have a valid registered email address. Proof of delivery of the Promulgated Email Registration Form shall be the responsibility of the member of the ASSOCIATION. If the member of the ASSOCIATION can produce no evidence of delivery, the failure to do so shall be evidence per se that registration by the member of the ASSOCIATION was not completed as required herein and the ASSOCIATION shall have no duty to deliver an email notice pursuant to the Policy or otherwise.

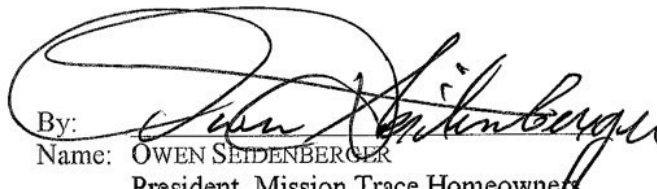
5. No other form of email registration shall be accepted by the ASSOCIATION for the purpose of notices regardless of whether said email address has been used for communications to or from the ASSOCIATION previously.

6. It is the member of the ASSOCIATION's duty to keep an updated email address registered with the ASSOCIATION for purposes of notification of Board of Directors meetings. To change or update an email address the member of the ASSOCIATION must submit a new Promulgated Email Registration Form.

7. This POLICY is effective upon recordation in the Public Records of Bexar County, Texas and supersedes any prior policy for email registration. Except as affected by Tex. Prop. Code Section 209.0042, all other provisions contained in the ASSOCIATION's Governing Documents or dedicatory instruments shall remain in full force and effect.

OFFICER'S CERTIFICATE

I hereby certify as President of the Mission Trace Homeowners Association that the foregoing Email Registration Policy was approved at a regularly scheduled meeting of the Board of Directors on the 8 day of MARCH 2018, in which a quorum was present. I further certify as President of the Mission Trace Homeowners Association that pursuant to Tex. Prop. Code Section 202.006, the foregoing Email Registration Policy is a dedicatory instrument that applies to the operation of Mission Trace, a subdivision in Bexar County, Texas.

By: 
Name: OWEN SEIDENBERGER
President, Mission Trace Homeowners
Association

**MISSION TRACE HOMEOWNERS ASSOCIATION
PROMULGATED EMAIL REGISTRATION FORM**

The undersigned hereby requests the Association provide all notifications to which an owner is entitled pursuant to the Governing Documents of the Association or the Texas Property Code by email to the email address registered herein.

Email Address:
(print legibly)

First Name:

Last Name:

**Mission Trace
Property Address:**

Mailing Address:

City and State:

Zip:

NOTICE:

THE ASSOCIATION SHALL PROVIDE A RECEIPT OF REGISTRATION OF THE MEMBER'S EMAIL ADDRESS BY EMAIL WITHIN TEN (10) DAYS OF RECEIPT OF THE PROMULGATED EMAIL REGISTRATION FORM. IF MEMBER FAILS TO RECEIVE A RECEIPT WITHIN TEN (10) DAYS, MEMBER SHALL NOTIFY ASSOCIATION OF THE FAILURE TO RECEIVE THE RECEIPT. IF THE RECEIPT IS NOT DELIVERED TO MEMBER BY ASSOCIATION, THE PRESUMPTION SHALL BE ASSOCIATION DOES NOT HAVE A VALID REGISTERED EMAIL ADDRESS. PROOF OF DELIVERY OF REGISTRATION FORM TO THE ASSOCIATION IS THE RESPONSIBILITY OF MEMBER.

NO OTHER FORM OF EMAIL REGISTRATION SHALL BE ACCEPTED BY ASSOCIATION. BY SUBMITTING AN EMAIL REGISTRATION FORM, THE MEMBER IS AFFIRMATIVELY OPTING TO ALLOW THE ASSOCIATION TO USE THE ALTERNATIVE METHOD OF PROVIDING NOTICE TO PROVIDE TO THE MEMBER NOTICES FOR WHICH ANOTHER METHOD IS PRESCRIBED BY LAW.

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Pages 6
03/09/2018 12:30PM
e-Filed & e-Recorded in the
Official Public Records of
BEXAR COUNTY
GERARD C. RICKHOFF
COUNTY CLERK
Fees \$42.00

STATE OF TEXAS
COUNTY OF BEXAR
This is to Certify that this document
was e-FILED and e-RECORDED in the Official
Public Records of Bexar County, Texas
on this date and time stamped thereon.
03/09/2018 12:30PM
COUNTY CLERK, BEXAR COUNTY TEXAS



Gerard C. Rickhoff