

MISSION TRACE HOMEOWNERS ASSOCIATION
POLICY REGARDING BOARD ACTIONS VIA EMAIL

SCANNED

STATE OF TEXAS §
 §
COUNTY OF BEXAR §

WHEREAS, Mission Trace Homeowners Association (the "Association") is the governing entity for Mission Trace Subdivision, more particularly described as: N.C.B. 16043 Mission Trace Subdivision lying and being situated in Bexar County, Texas.

WHEREAS, Section 209.0051(h) of the Texas Property Code was recently amended to allow the Board of Directors to take action outside of a meeting including voting by electronic means without notice to the members; and

WHEREAS, pursuant to Section 209.0051(h), the Association desires to enact uniform procedures to ensure that for electronic voting, each Director has a reasonable opportunity to express his or her opinion all other board members and to cast his or her vote; and

WHEREAS, this Dedicatory Instrument represents Restrictive Covenants as those terms are defined by Texas Property Code §202.001, et. seq., and the Association shall have and may exercise discretionary authority with respect to these Restrictive Covenants;

NOW THEREFORE, in accordance with the foregoing and as evidenced by the Certification hereto, the Board of Directors hereby adopts the following:

- 1) Upon election to the Board of Directors, each Director shall register his or her current email address with the Association's President, and shall update the email address as it changes.
- 2) When a matter arises for a vote of the Board of Directors, for which email voting is permitted, the Association's President shall send an email to the registered email address of each Director. The email will state the proposal being voted on and request that each Director send a reply email to all Directors (for example, by utilizing the "Reply All" feature) casting his or her vote on the proposal.
- 3) Each Director shall be entitled to reply to all other Directors and express his or her opinion on the proposal before casting his or her vote.
- 4) A proposal shall be considered approved upon the following occurrences:

- a. All Directors reply to all other Directors with their vote and the majority of the Directors vote to approve the proposal, or
 - b. At least a majority of the Directors vote to approve the proposal, except in case of emergency, and any Directors that have not responded have had 72 hours to respond by voicing their opinion or casting their vote via email; unless the person sending the proposal has reason to believe the email was not delivered or received.
- 5) For clarification, the Association has determined that 72 hours provides each Director with a reasonable opportunity to express an opinion and cast a vote.
- 6) In the event a Director anticipates he or she will not have email access for a period of time lasting more than 72 hours, then that Director shall notify the Association's President of the same. The Director shall indicate his or her desire to abstain from all votes for the duration of his or her absence or shall provide another method by which the Association may contact him (phone, fax, etc.) to obtain his or her vote and learn his or her opinion on the subject matter at hand.

CERTIFICATION

"I, the undersigned, being the President of the Mission Trace Homeowners Association, hereby certify that the foregoing Resolution was adopted by at least a majority of the Mission Trace Homeowners Association Board of Directors."

By Margaret M. Priesmeyer, President
Margaret M. Priesmeyer

Any provision herein which restricts the sale, or use of the described real property because of race is invalid and unenforceable under Federal law STATE OF TEXAS, COUNTY OF BEXAR
I hereby Certify that this instrument was FILED in File Number Sequence on this date and at the time stamped hereon by me and was duly RECORDED in the Official Public Record of Real Property of Bexar County, Texas on:

FEB 23 2017

ACKNOWLEDGEMENT

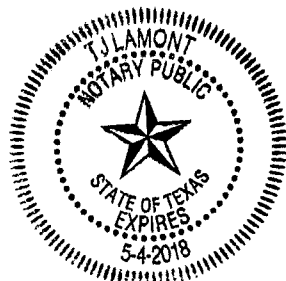
STATE OF TEXAS §
 §
COUNTY OF BEXAR §



Gerard Rickhoff
COUNTY CLERK BEXAR COUNTY, TEXAS

BEFORE ME, the undersigned authority, on this day personally appeared Margaret Priesmeyer, President of the Mission Trace Homeowners Association, and known by me to be the person whose name is subscribed to the foregoing document and, being by me first duly sworn, declared that he/she is the person who signed the foregoing document in his/her representative capacity and that the statements contained therein are true and correct.

Given under my hand and seal of office this the 4TH day of JANUARY, ~~2016~~ ²⁰¹⁷.



[Signature]
Notary Public, State of Texas