

SUPPLEMENTAL NOTICE OF DEDICATORY INSTRUMENTS
for
MISSION TRACE HOMEOWNERS ASSOCIATION

THE STATE OF TEXAS §
 §
COUNTY OF BEXAR §

The undersigned, being the authorized representative of Mission Trace Homeowners Association (the "Association"), a property owner's association as defined in Section 202.001 of the Texas Property Code, hereby supplements the "Notice of Dedicatory Instruments for Mission Trace Homeowners Association", "Supplemental Notice of Dedicatory Instruments for Mission Trace Homeowners Association", "Supplemental Notice of Dedicatory Instruments for Mission Trace Homeowners Association", "Supplemental Notice of Dedicatory Instruments for Mission Trace Homeowners Association" and "Supplemental Notice of Dedicatory Instruments for Mission Trace Homeowners Association" recorded in the Official Public Records of Real Property of Bexar County, Texas under Clerk's File Nos. 20180140046, 20180148832, 20180200358, 20180205459 and 20190017233 (the "Notice"), which Notice was filed of record for the purpose of complying with Section 202.006 of the Texas Property Code.

Additional Dedicatory Instrument. In addition to the Dedicatory Instruments identified in the Notice, the following document is a Dedicatory Instrument governing the Association:

- **Controlled Access: Security, Vehicles, Parking (Adopted December 11, 2018).**


A true and correct copy of such Dedicatory Instrument is attached to this Supplemental Notice.

This Supplemental Notice is being recorded in the Official Public Records of Real Property of Bexar County, Texas for the purpose of complying with Section 202.006 of the Texas Property Code. I hereby certify that the information set forth in this Supplemental Notice is true and correct and that the copy of the Dedicatory Instrument attached to this Notice is a true and correct copy of the original.

Executed on this 11th day of February, 2019.

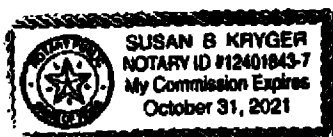
**MISSION TRACE HOMEOWNERS
ASSOCIATION**

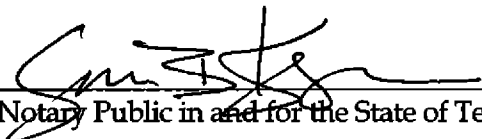
By: _____


Cliff Davis, authorized representative

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

BEFORE ME, the undersigned notary public, on this 11th day of February, 2019 personally appeared Cliff Davis, authorized representative of Mission Trace Homeowners 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 for the purpose and in the capacity therein expressed.





Notary Public in and for the State of Texas



Controlled Access: Security, Vehicles, Parking

Adopted December 11, 2018

Controlled Access: The Controlled Access of people to homes and their contents and to facilities within Mission Trace is of utmost concern to the Association and to residents. We must all do our share in keeping Mission Trace as safe and secure as possible. The primary mission of the Controlled Access Committee is to advise the Board of Directors on issues affecting the access and control that provides security and safety to homeowner and resident homes and contents, in as reasonable and productive manner as possible, by adhering to the governing documents and policies.

Access and Security:

The guards manning the entry gate and the patrols are employees of a professional security service contracted to control access and provide a measure of security to Mission Trace. The entry gate is manned 24 hours per day, seven days per week. The guards are there to ensure only residents and authorized visitors are allowed entrance to Mission Trace.

- No vehicle will be admitted without either a resident decal or prior authorization by either a resident or management.
- To place anticipated visitors on the admission list, notify the guard at the entry gate either in person or by calling 210-690-0585 or by email at missiontracegate@gmail.com.
- Persons may be placed on the "Admit Any Time" list by residents delivering such a list in person to the guard at the gate. Lists should be reviewed by the resident periodically to ensure they are current.
- Each resident household will have recorded at the gate a Personal Identification Number (Gate Code). The number is created by the resident. It will be used by the resident as a means of positive identification when contacting the guard by telephone, when entering Mission Trace in a vehicle without a Mission Trace decal and on other appropriate occasions when it is necessary for the guard to ensure proper identification.
- Infractions of these rules should be reported as soon as possible to the Security Guard on Duty or to the Office Manager or the Controlled Access Chairperson.

Vandalism should be reported as soon as possible to the Security Guard on Duty or to the Office Manager or the Controlled Access Chairperson. The Board of Directors has authorized the payment of up to \$500 for information leading to the arrest and conviction of persons committing vandalism in Mission Trace.

A Roving Patrol drives through Mission Trace in a marked patrol vehicle several times each twenty-four-hour period.

In accordance with the San Antonio Municipal Code, "Noise Nuisances" should be avoided, especially after 11 pm. To report a noise nuisance, please call the San Antonio Police non-emergency number at 210-207-7273.

For emergencies call 911.

Definitions:

1. **TRUCK:** Defined as a truck of over 1 (one) ton payload capacity with truck or commercial license plates.
2. **LONG TERM GUEST:** Defined as any person spending 15 or more nights per month in Mission Trace within a period of 4 consecutive months. Anyone falling under this description must abide by the rules described under "Resident Parking".

General Controlled Access and Security Rules:

1. No boat, recreational vehicle, bus, commercial vehicle or trailer or truck (as defined herein), may be parked in any common area within the neighborhood. Only parking of personal passenger vehicles is allowed in Mission Trace.
2. Regarding recreational vehicles: An overnight parking exception may be granted by the Office Manager or the Controlled Access Committee Chairperson for 1 night only for loading and unloading operations. The parking location will be designated by the Office Manager or Controlled Access Committee Chairperson.
3. Regarding trailers: An exception may be granted by the Office Manager or the Controlled Access Committee Chairperson when a job is performed at a home and the contractor requires the use of a trailer. The parking location will be designated by the Office Manager or Controlled Access Committee Chairperson.
4. Regarding commercial vehicles: Service Companies doing work for Mission Trace Residents may park in designated areas as long as the Service Representative is on site and performing the required work.
5. Any vehicle whose length exceeds the size of a visitors' pad, and is approved to be parked overnight, must be parked at the tennis court lot.
6. No open-gated, open to the public events and sales, garage or estate sales, or real estate open houses, are allowed in Mission Trace.
7. All visiting Realtors, showing homes in Mission Trace must enter the neighborhood with the Client and must show an active Real Estate License. No Client will be granted access to the neighborhood without having a Real Estate Agent present.
8. Home previews for Realtors may be held with the prior permission of the Office Manager or the Controlled Access Committee Chairperson. The Realtor hosting the event shall extend personal invitations to other Realtors and provide the list of invitees at the time of requesting permission.
9. Parking in the Clubhouse Lot is exclusively for those attending an event at the Clubhouse or visiting the Office Manager. It is not intended for overflow parking. Any vehicle parked otherwise will be subject to the Penalties and Infractions stated below.
10. Motorized vehicles such as mini-bikes, golf carts, go-carts, all-terrain vehicles, motorcycles and similar, should be utilized only for transportation to and from residences.
11. Drag racing or joyriding is prohibited.
12. At no time is parking permitted in driveways which provide ingress to and egress from more than one garage.
13. No overnight parking is permitted in driveways after 1 a.m.
14. At no time is parking permitted on streets except for loading and unloading operations.
15. All vehicles operated in Mission Trace at night must be equipped with adequate lights.
16. No vehicle without a license plate and current registration or a valid temporary tag may be operated on Mission Trace roads.
17. The speed limit within Mission Trace is 15 miles per hour. Drivers observed to be violating the speed limit or observed failing to stop at stop signs, or to be otherwise driving unsafely, may be reported to the Board of Directors. The Board will consider each case so reported, issue warnings where appropriate, and in extreme cases, determine that the individual concerned constitutes a danger to residents, and prohibit the individual from operating a motor vehicle within Mission Trace for either a specified or unlimited period.
18. Walkways are primarily intended for pedestrian use. Bicycles and children's wheel toys may use the walkways as long as they do not endanger the safety of pedestrians.
19. For the safety of children under the age of 12, it is recommended that an adult or guardian accompany them at all times when outdoors.
20. Those taking a walk at night should wear the required safety gear to let others be aware at all times of the pedestrian.
21. No soliciting is permitted at any time within Mission Trace.

Resident Parking:

All vehicles owned by Mission Trace Residents which are parked within Mission Trace, must be registered at the Association Office and display a valid Mission Trace Decal.

- Permanent Access Decals will be placed by the Office Manager or the Controlled Access Committee Chairperson on the left (driver's side) front windshield.
- All vehicles with Permanent Access Decals must be able to fit within the Resident's garage.
- Permanent Outside Decals will be placed by the Office Manager or the Controlled Access Committee Chairperson on the left rear (driver's side) bumper or on the left rear (driver's side) window so as to be visible to observers when the vehicle is properly parked in a parking space.
- The first two vehicles must be parked inside the garage.

- All vehicles parked outside of a garage must have license plates and current registrations, must be in operating condition, and must be moved weekly (unless notified that the resident will be on vacation).

Permanent Access Decal:

Each Mission Trace Home is authorized to receive up to two Permanent Access Decals. The requirements for these decals are:

1. Mission Trace Homeowners Association Vehicle Registration Form, which is available at the HOA Office or at the HOA website www.missiontracehoa.org.
2. Valid driver's license with a Mission Trace address for each driver residing in the residence.
3. Current registration and license plate number and the state and country of issuance.
4. Valid vehicle insurance policy with a Mission Trace Address for each vehicle to be tagged.
5. Proof of Mission Trace Residency such as Deed of the unit, Court recording book number and page showing unit ownership or Residential Lease Agreement with a Mission Trace address.

The Permanent Access Decal on any vehicle that is sold must be removed. To maintain security, we would appreciate evidence of the removal (shaving remains of the decal or the decal itself) to be presented to the Office Manager before a new decal will be issued. Residents who move out from Mission Trace must also remove all Mission Trace decals from their vehicles.

Permanent Outside Decal:

Any Mission Trace Home may receive an additional Permanent Outside Decal if more than 2 licensed drivers reside in the home and providing that 2 vehicles are parked inside the garage. The requirements to receive a Permanent Outside Decal are:

1. Additional valid driver's license with a Mission Trace address.
2. Current registration and license plate number and the state and country of issuance.
3. Additional valid vehicle insurance policy with Mission Trace address.
4. All Permanent Outside Decals must be renewed in January of each year.

The Permanent Outside Decal on any vehicle that is sold must be removed. To maintain security, we would appreciate evidence of the removal (shaving remains of the decal or the decal itself) to be presented to the Office Manager before a new decal will be issued. Residents who move out from Mission Trace must also remove all Mission Trace decals from their vehicles.

Temporary Hanging Tag:

A Resident may request a Temporary Hanging Tag to park outside the garage only when a job is being performed within the garage that prevents the parking of the vehicle or vehicles.

The Temporary Hanging Tag must be requested at the HOA Office and will have duration of no more than 7 days. If after 7 days, the job performed has not been completed, the Homeowner may request an extension up to 3 times for a total of no more than 28 days.

If the need for the Temporary Hanging Tag takes place when the HOA Office is closed, the Security Guard on duty may issue a tag only for the number of nights left until the HOA Office reopens.

Guest Parking:

Residents being visited will be held responsible for ensuring their guests comply with all parking and driving rules, and will be responsible for any infractions assessed against vehicles owned by their guests. A Guest is someone that does not spend 15 or more nights per month in Mission Trace within a period of 4 consecutive months.

All guests must park in a designated parking pad only. If the vehicle length does not fit in the pad, it must be parked at the tennis court lot.

Guests visiting beyond 1:00 a.m. or staying overnight must obtain a Temporary Hanging Tag from the Security Guard on duty. Hanging tags may be obtained for up to 7 days. To receive the tag, the guest must show a valid driver's license and proof of insurance.

For a Guest requiring a Temporary Hanging Tag longer than 7 days, the Resident must make a request to the Office Manager or the Controlled Access Chairperson.

Once recorded, these vehicles will not be given parking violation citations provided they are otherwise properly parked and display the hanging tag, with the date clearly visible, issued to them by the Security Guard on Duty.

Penalties for Infractions:

See attached fine and tow policy.

Exceptions:

There is a 30-day grace period for residents moving in and out from Mission Trace, to park in visitor parking areas while they are moving into or out of their home. Upon request, the Office Manager or the Controlled Access Committee Chairperson will grant the 30-day outside parking permission. All other registration, parking, and driving rules must be observed and the parking permits displayed.

Residents driving a modified vehicle for handicapped purpose may be granted a permanent permit to park in the closest visitor parking pad in the case that the vehicle does not fit in the garage provided that the Board of Directors certifies this situation and that the owner of the vehicle has a permanent disabled license plate or tag. This provision may not be used to violate the rule of not more than one parking tag per licensed driver.

Temporary exceptions to these rules may only be made for unusual circumstances and only by the Office Manager or the Controlled Access Committee Chairperson.

File Information

**eFILED IN THE OFFICIAL PUBLIC eRECORDS OF BEXAR COUNTY
LUCY ADAME-CLARK, BEXAR COUNTY CLERK**

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**** THIS PAGE IS PART OF THE DOCUMENT ****

**** Do Not Remove ****

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 eFILED in File Number Sequence on this date and at the time stamped hereon by me and was duly eRECORDED in the Official Public Record of Bexar County, Texas on: 2/11/2019 9:19 AM



Lucy Adame-Clark
Lucy Adame-Clark
Bexar County Clerk