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 SANDY WHITLEY, who, being by me duly sworn according to law, stated the following under oath:

"My name is SANDY WHITLEY. 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 the Stone Oak Property Owners Association, Inc., a Texas 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 subject to the Second Amended and Restated Master Plan as recorded in Volume 11591, Page 374 et seq. of the Official Public Records of Real Property of Bexar County, Texas, as amended by the First Amendment to the Second Amended and Restated Stone Oak Master Plan, recorded in Volume 11789, Page 769 et seq. of the Real Property Records of Bexar County, Texas; and as amended by the Second Amendment to the Second Amended and Restated Stone Oak Master Plan, recorded in Volume 12251, Page 1414 et seq. of the Real Property Records of Bexar County, Texas; the Third Amendment to the Second Amended and Restated Stone Oak Master Plan, recorded in Volume 13310, Page 1084 et seq., and the Fourth Amendment to the Second Amended and Restated Stone Oak Master Plan, recorded in Volume 13310, Page 1092 et seq., of the Official Public Records of Real Property of Bexar County, Texas.

Attached hereto is the original of, or true and correct copy of, the following dedicatory instruments, including known amendments or supplements thereto, governing the Association, which instruments have not previously been recorded:

Policy for Open Board Meetings

The document attached hereto is 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:

Stone Oak Property Owners Association, Inc.
19210 Huebner Road, Suite 100
San Antonio, Texas 78258
Telephone number: (210) 490-9481
Telefax number: (210) 490-1391

SIGNED on this the 25 day of September, 2012.

[Signature]
SANDY WHITLEY, President
VERIFICATION

THE STATE OF TEXAS §

COUNTY OF BEXAR §

BEFORE ME, the undersigned authority, on this day personally appeared SANDY WHITLEY, who, after being duly sworn stated under oath that he/she has read the above and foregoing Affidavit and that every factual statement contained therein is within his/her personal knowledge and is true and correct.

SUBSCRIBED AND SWORN TO BEFORE ME, a Notary Public, on this the 25th day of September, 2012.

THE STATE OF TEXAS §

COUNTY OF BEXAR §

This instrument was acknowledged before me on the 25th day of September, 2012, by SANDY WHITLEY, as President of the Stone Oak Property Owners Association, Inc., on behalf of said corporation.

After Recording, Return To:
Michael B. Thurman
Thurman & Phillips, P.C.
8000 I H 10 West, Suite 1000
San Antonio, Texas 78230

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STONE OAK PROPERTY OWNERS ASSOCIATION, INC.
POLICY FOR OPEN BOARD MEETINGS

This Open Board Meeting Policy ("POLICY") setting forth the policy of the Stone Oak Property Owners Association, Inc. (the "ASSOCIATION") in connection with open board meetings and permitting members to address the Board of Directors ("BOARD") was duly adopted by the BOARD on the 19th day of September, 2012.

This POLICY is adopted under the requirements of Texas Property Code Section 209.0051 for the adoption of a policy establishing rules for open meetings and to permit members to address the BOARD regarding issues relevant to the ASSOCIATION and/or the subdivisions collectively known and identified herein as "Stone Oak" being the property subject to the Second Amended and Restated Master Plan as recorded in Volume 11591, Page 374 et seq. of the Official Public Records of Real Property of Bexar County, Texas, as amended by the First Amendment to the Second Amended and Restated Stone Oak Master Plan, recorded in Volume 11789, Page 769 et seq. of the Real Property Records of Bexar County, Texas; and as amended by the Second Amendment to the Second Amended and Restated Stone Oak Master Plan, recorded in Volume 12251, Page 1414 et seq. of the Real Property Records of Bexar County, Texas; the Third Amendment to the Second Amended and Restated Stone Oak Master Plan, recorded in Volume 13310, Page 1084 et seq., and the Fourth Amendment to the Second Amended and Restated Stone Oak Master Plan, recorded in Volume 13310, Page 1092 et seq., of the Official Public Records of Real Property of Bexar County, Texas.

The POLICY for Open BOARD Meetings and for members to address the BOARD is as follows:

1. Regular and special BOARD meetings shall be open to members, subject to the right of the BOARD to adjourn a BOARD meeting and reconvene in closed executive session to consider actions involving personnel, pending or threatened litigation, contract negotiations, enforcement actions, confidential communications with the ASSOCIATION’s attorney, matters involving the invasion of privacy of individual owners, or matters that are to remain confidential by request of the affected parties and agreement of the BOARD.

2. Following an executive session, any decision made in the executive session must be summarized orally and placed in the minutes, in general terms, without breaching the privacy of individual owners, violating any privilege, or disclosing information that was to remain confidential at the request of the affected parties. The oral summary must include a general explanation of expenditures approved in executive sessions.

3. Except for a meeting held by electronic or telephonic means as permitted by the Tex. Prop. Code §209.0051(h), a BOARD meeting must be held in Bexar County, Texas.

4. The BOARD shall keep a record of each regular or special BOARD meeting in the form of written minutes of the meeting. The BOARD shall make meeting records, including approved minutes, available to a member for inspection and copying on the member’s written request to the ASSOCIATION in accordance with the ASSOCIATION’s Records Production Policy.

5. All members of the ASSOCIATION shall receive notice of the date, hour, place and general subject of a regular or special BOARD meeting, including a general description of any matter to be brought up for deliberation in executive session. Notice to members shall be:
(1) mailed to each member not later than the 10th day or earlier than the 60th day before the date of the meeting; or

(2) provided at least 72 hours before the start of the meeting by:

(A) posting the notice in a conspicuous manner reasonably designed to provide notice to ASSOCIATION members:
   (i) in a place located on the ASSOCIATION's common property or, with the property owner's consent, on other conspicuously located privately owned property within the subdivision; or
   (ii) on any Internet website maintained by the ASSOCIATION or other Internet media; and

(B) sending the notice by e-mail to each member who has registered an e-mail address with the ASSOCIATION. It is a member's duty to keep an updated e-mail address registered with the ASSOCIATION.

6. If the BOARD recesses a regular or special BOARD meeting to continue the following regular business day, the BOARD is not required to post notice of the continued meeting if the recess is taken in good faith. If a regular or special BOARD meeting is continued to the following regular business day, and on that following day the BOARD shall give notice of the continuation in at least one manner prescribed by Section 5 above within two hours after adjourning the meeting being continued.

7. The BOARD may meet by any method of communication, including electronic and telephonic, without prior notice to owners under Section 5 above, if each director may hear and be heard by every other director, or the BOARD may take action by unanimous written consent to consider routine and administrative matters or a reasonably unforeseen emergency or urgent necessity that requires immediate BOARD action. Any action taken without notice to members under Section 5 above must be summarized orally, including an explanation of any known actual or estimated expenditures approved at the meeting, and documented in the minutes of the next regular or special BOARD meeting. The BOARD may not, without prior notice to the members, consider or vote on:

(1) fines;

(2) damage assessments;

(3) initiation of foreclosure actions;

(4) initiation of enforcement actions, excluding temporary restraining orders or violations involving a treat to health or safety;

(5) increases in assessments;

(6) levying or special assessments;

(7) appeals from a denial of architectural control approval; or

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(8) a suspension of a right of a particular member before the member has the opportunity to attend a BOARD meeting to present the member's position, including any defense, on the issue.

8. At any regularly scheduled meeting and at the discretion of the BOARD, at any special called meeting, members may address the BOARD regarding issues relevant to the ASSOCIATION and/or the subdivisions within Stone Oak. To address the BOARD, the member shall comply with the following:

(1) Members must provide 48 hour prior written notice to the current management company of Stone Oak or the President or Secretary of the ASSOCIATION.

(2) The notice must clearly identify the topic the member is to present to the BOARD.

(3) The member shall be limited to 3 minutes for presentation of the topic unless the BOARD, at its sole discretion, grants an extension of time to the member. Another scheduled speaker may not yield his or her allotted time to another scheduled speaker without approval of the BOARD.

(4) The BOARD, at its sole discretion, may terminate any presentation if the BOARD should so determine that the topic is irrelevant to the affairs of the ASSOCIATION or the subdivisions of Stone Oak or is not as stated in the written notice provided to the BOARD by the member.

(5) The BOARD, at its sole discretion, may elect to reschedule any member presentations to a subsequent regular or special meeting of the BOARD.

(6) No member shall otherwise speak at any meeting unless recognized by the Chairman of the BOARD or the President.

(7) Members shall refrain from obscenity, vulgarity, or any breach of respect. Improper or disrespectful conduct shall result in the immediate expiration of the member's allotted time and may result in the member's expulsion from the meeting.

(8) The BOARD may address a member's comments at the meeting or may defer its response to future meeting of the BOARD.

(9) Unless comments relate to matters already on the agenda, or the BOARD adds the matter to the agenda, the BOARD will not address the topic at the BOARD meeting.

6. This POLICY is effective upon recordation in the Public Records of Bexar County, Texas and supersedes any prior policy governing BOARD meetings. Except as affected by Tex. Prop. Code §209.0051, all other provisions contained in the ASSOCIATION'S Governing Documents or dedicatory instruments shall remain in full force and effect.
CERTIFICATE OF SECRETARY

I hereby certify as Secretary of the Stone Oak Property Owners Association, Inc. that the foregoing Policy for Open Board Meetings was approved at a regularly scheduled meeting of the Board of Directors on the 19 day of September, 2012, in which a quorum was present. I further certify as Secretary of the Stone Oak Property Owners Association, Inc. that pursuant to Tex. Prop. Code §202.006, the foregoing Policy for Open Board Meetings is a dedicatory instrument that applies to the operation of Stone Oak.

STONE OAK PROPERTY OWNERS ASSOCIATION, INC.

By: [Signature]
Ken Piland
Its: Secretary

STATE OF TEXAS

COUNTY OF BEXAR

Before me, the undersigned authority, on this day personally appeared Ken Piland, Secretary of the Stone Oak Property Owners Association, Inc., 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 purposes and consideration therein expressed in the capacity therein stated and as the act in deed of said Association.

Given under my hand and seal of office on the 19 day of September, 2012.

[Signature]
Notary Public, State of Texas

AFTER RECORDING, RETURN TO:
THURMAN & PHILLIPS, P.C.
8000 IH 10 West, Suite 1000
San Antonio, Texas 78230
Attn: MICHAEL B. THURMAN
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.
10/01/2012   9:28AM
COUNTY CLERK, BEXAR COUNTY TEXAS

[Signature]

[Seal]