

**POLICY RESOLUTION OF THE BOARD OF DIRECTORS OF
CHAMPIONS ESTATES RESIDENTIAL OWNERS ASSOCIATION, INC.
(A Texas Non-Profit Corporation)**

WHEREAS, the Declaration and Bylaws of the Champions Estates Residential Owners Association, Inc. vest the management of the affairs of the Corporation in the Board of Directors and empower the Corporation to do all lawful acts and things as necessary for the proper functioning of the Association; and

WHEREAS, Art. 1396-2.02 of the Texas Non-Profit Corporation Act empowers a non-profit corporation to exercise all powers necessary or appropriate to effect any or all purposes for which the corporation is organized, and

WHEREAS, on or about 11/14/01, at a duly called meeting of the Board of Directors of the Association at which a quorum was present, upon a motion which was seconded and carried, the following Policy Resolution was adopted; now it is


RESOLVED THAT, unless the order or instrument of payment specifically directs otherwise, all monies received in connection with the payment of obligations owed to the Association shall be applied in the following order:

- (1) to all accrued late charges;
- (2) to all collection costs and attorney's fees;
- (3) to all damages, fines and penalties; and lastly
- (4) to the amount of any assessments owed to the Association.


RESOLVED FURTHER, to notify the owners bound by this Policy Resolution; and

RESOLVED FURTHER, that the foregoing powers and authority shall continue in full force and effect until written notice or revocation has been given and its receipt obtained therefore.

DATED: Nov 14 2001



Director



Director



Director

Director

Director

RECEIVED
FEB 04 2002

CERTIFICATE OF SECRETARY

I certify that:

I am the duly qualified and acting Secretary of Champion Estates Residential Owners Association, Inc., a duly organized and existing Texas non-profit corporation.

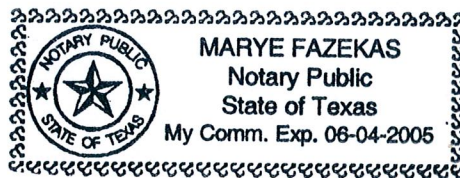
The foregoing is a true and correct copy of a resolution duly adopted by the Board of Directors of such corporation at a meeting legally held on 11/14/01, and entered in the minutes of such meeting in the minute book of the corporation.

Further, the foregoing resolution is in conformity with the articles of incorporation and bylaws of the corporation, has never been modified or repealed, and is now in full force and effect.

Honda L. Stanley
Secretary, Board of Directors

SUBSCRIBED AND SWORN TO BEFORE ME this 21ST day of November, 2001.

Marye Fazekas
Notary Public, State of Texas



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 the 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

JAN 10 2002



Gerry Rickhoff
COUNTY CLERK BEXAR COUNTY, TEXAS

Doc# 20020238133
Pages 2
01/10/2002 10:58:11 AM
Filed & Recorded in
Official Records of
BEXAR COUNTY
GERRY RICKHOFF
COUNTY CLERK
Fees \$11.00

After recording, please return to:

Champion Estates Residential Owners Association, Inc.
c/o ProComm
300 Sonterra Blvd., Suite 350
San Antonio, TX 78258