

SUPPLEMENTAL NOTICE OF DEDICATORY INSTRUMENTS
for
CHAMPIONS ESTATES RESIDENTIAL OWNERS ASSOCIATION, INC.
aka ESTATES AT CHAMPIONS RUN HOMEOWNERS ASSOCIATION

THE STATE OF TEXAS §
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COUNTY OF BEXAR §

The undersigned, being the authorized representative of Champions Estates Residential Owners Association, Inc. (the "Association"), a property owners' association as defined in Section 202.001 of the Texas Property Code, hereby supplements instrument entitled "Notice of Filing of Dedicatory Instruments for Champions Estates Residential Owners Association, Inc. aka Estates at Champions Run Homeowners Association" recorded in the Official Public Records of Real Property of Bexar County, Texas under Document No. 20200287203 (the "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.


- **Champions Estates Residential Owners Association, Inc. aka Estates at Champions Run Homeowners Association Procedural and Substantive Rules and Guidelines for Approval of Builders**

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 Supplemental Notice is a true and correct copy of the original.

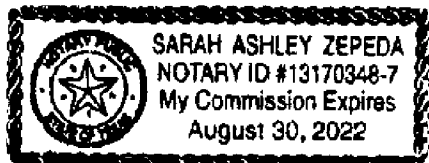
Executed on this 14th day of April 2021.

CHAMPIONS ESTATES RESIDENTIAL OWNERS
ASSOCIATION AKA ESTATES AT CHAMPIONS
RUN HOMEOWNERS ASSOCIATION


By: _____
Noelle G. Hicks, authorized representative

THE STATE OF TEXAS §
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COUNTY OF HARRIS §

BEFORE ME, the undersigned notary public, on this 14th day of April 2021 personally appeared Noelle G. Hicks, authorized representative of Champions Estates Residential Owners Association aka Estates at Champions Run Homeowners Association, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purpose and in the capacity therein expressed.



A handwritten signature in cursive script, appearing to read "S. Zepeda".

Notary Public in and for the State of Texas

CHAMPIONS ESTATES RESIDENTIAL OWNERS ASSOCIATION, INC.
aka ESTATES AT CHAMPIONS RUN HOMEOWNERS ASSOCIATION
PROCEDURAL AND SUBSTANTIVE RULES AND GUIDELINES
FOR APPROVAL OF BUILDERS

STATE OF TEXAS §
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COUNTY OF BEXAR §

WHEREAS, the property encumbered by these Procedural and Substantive Rules and Guidelines for Approval of Builders (“Guidelines”) is that property initially restricted by the Declaration of Covenants, Conditions and Restrictions for Estates at Champions Run, executed on November 19, 1992, and recorded at Volume 5504, Page 888 and at Volume 5571, Page 1833, Official Public Records of Real Property of Bexar County (“Original Declaration”), as amended by that certain First Amended to Declaration of Covenants, Conditions and Restriction for Estates at Champions Run, dated March 16, 1994, and recorded at Volume 6029, Page 1929, Official Public Records of Real Property of Bexar County (“First Amendment”), as amended by that Second Amended to Declaration of Covenants, Conditions and Restriction for Estates at Champions Run, dated November 21, 1994, and recorded at Book D, Volume 6266, Page 00861, Official Public Records of Real Property of Bexar County (“Second Amendment”), as amended by that Third Amended to Declaration of Covenants, Conditions and Restriction for Estates at Champions Run, recorded under Document No. 20200024023, Official Public Records of Real Property of Bexar County (“Third Amendment”; the Original Declaration, First Amendment, Second Amendment, and Third Amendment shall hereinafter be referred to collectively as the “Declaration”) and any other property which has been or may be annexed thereto and made subject to the authority of the Champions Estates Residential Owners Association, Inc., also known as Estates at Champions Run Homeowners Association, (“Association”); and

WHEREAS, Article VI, Section 6.06 of the Declaration grants the Architectural Committee (“AC”) of the Association the authority to adopt procedural and substantive rules, as the AC may deem necessary for, the performance of its duties; and

WHEREAS, the AC deems it necessary to adopt these Guidelines to enact rules pertaining to the approval of builders by the AC given the scope of review authority provided by Section 6.02 of the Declaration allowing the AC to consider, in part, the identity of the builder that the Owner proposes to employ and all other facts which, in the AC’s sole discretion, are relevant. Capitalized terms in these Guidelines shall have the same meaning prescribed by the Declaration unless otherwise defined herein.

NOW THEREFORE, BE IT RESOLVED THAT the following Guidelines outline the requirements for approval of a builder by the AC within the community and are hereby unanimously adopted by the AC.

GUIDELINES FOR APPROVAL OF BUILDERS

1. Requirements for Approval of Builders

Owners must seek prior written approval of the AC for construction of all dwellings and use of prefabricated materials. In order to ensure quality construction within the Subdivision, and in conjunction with prior a request for approval of construction of a dwelling and use of prefabricated materials, the Owner must submit in writing the names of the Owner's proposed primary builder, together with a minimum of three references (including banking reference and two references of people for whom the Contractor has built a home in the last two years) for approval, prior to the commencement of any construction. Owner must also submit proof of general contractor, business or any specialty license. Finally, Builder's certificate of liability insurance must be submitted with request for approval.

Unless otherwise agreed to by the Architectural Committee, no builder who has been in business for less than two years and/or who has not built a dwelling within the immediately preceding two years will be approved.

2. Architectural Committee

An application for approval of any proposed contractor must be submitted to the Architectural Committee (AC). AC approval must be obtained before any contractor can commence construction. The requirements must be included in such application. Submittal for approval of contractor will be considered and decided pursuant to Section 6.02 and 6.08 of the DCCR.

3. Timeline

The Architectural Committee shall either approve or disapprove such proposed contractor within twenty business days of receipt of such notice.

4. Disclaimer of Liability

By giving approval, the AC makes no guaranties or representations of the performance of the approved contractor.

CERTIFICATION

I hereby certify that, as President of the Champions Estates Residential Owners Association, Inc., also known as Estates at Champions Run Homeowners Association these Procedural and Substantive Rules and Guidelines for Approval of Builders was approved on the *or* 13 day of April, 2021, at a meeting of the Board of Directors at which a quorum was present.

DATED, this the 14 day of APRIL, 2021.

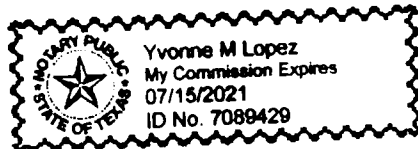
Ardith Rademacher
Print Name: Ardith Rademacher
Title: President

STATE OF TEXAS §
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COUNTY OF BEXAR §

BEFORE ME, on this day personally appeared Ardith Rademacher, the President of the Champions Estates Residential Owners Association, Inc., also known as Estates at Champions Run Homeowners Association, known by me to be the person whose name is subscribed to this instrument, and acknowledged to me that s/he executed the same for the purposes herein expressed and, in the capacity, herein stated, and as the act and deed of said corporation.

Given under my hand and seal this the 14 day of April, 2021.

Yvonne M Lopez
Notary Public – State of Texas



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 ****

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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: 4/15/2021 11:32 AM



Lucy Adame-Clark
Lucy Adame-Clark
Bexar County Clerk