

**BRAUN STATION WEST COMMUNITY IMPROVEMENT ASSOCIATION, INC.
RESIDENTIAL LEASE AND RENTAL AGREEMENT POLICY**

STATE OF TEXAS
COUNTY OF BEXAR

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KNOW ALL PERSONS BY THESE PRESENTS:

WHEREAS, the Braun Station West Community Improvement Association, Inc. ("Association") is charged with administering and enforcing those certain covenants, conditions and restrictions contained in the recorded Declarations for the various sections of Braun Station West (referred to collectively as "Declarations"); and

WHEREAS, Chapter 209 of the Texas Property Code was amended effective June 19, 2015, to add Section 209.016 ("Section 209.016") thereto regarding the regulation of residential leases or rental agreements ("Records"); and

WHEREAS, the Declarations require property in Braun Station West subdivision to be used for single family residential purposes, but contemplate the delegation of use of common area and facilities to tenants; and

WHEREAS, the Declarations prohibit noxious or offensive activities or anything which may be or become an annoyance or nuisance to the neighborhood; and

WHEREAS, the Declaration provides that no activity, whether for profit or not, shall be carried on upon any lot with is not related to single family residential purposes; and

WHEREAS, the Board of Directors of the Association ("Board") desires to establish a policy regarding residential leases or rental agreements consistent with the Declarations and Section 209.016 and to provide clear and definitive guidance to property owners.

NOW, THEREFORE, the Board has duly adopted the following *Residential Lease and Rental Agreement Policy*.

1. Residential leases or rental agreements for a duration of three months or more shall be allowed.
2. "Short term lease" and "short term rental agreements" mean a lease or rental agreement with a duration of less than three months.
3. NO short term leases or rental agreements are allowed.
4. Short term leases and short term rental agreements will be considered to be noxious or offensive activities which are an annoyance or nuisance to the neighborhood and therefore are prohibited by the terms of the Declarations.
5. Short term leases and short term rental agreements are further considered to be a business use of the property and therefore are prohibited by the terms of the Declarations.
6. Upon written request by the Association, an Owner shall provide the Association with a copy of the Residential Lease or Rental Agreement for their property.

- 7. The Owner may redact any sensitive personal information contained in the lease or rental agreement.
- 8. "Sensitive personal information" means an individual's social security number, driver's license number, government issued identification number, or account, credit card, or debit card number.
- 9. The Board may consider special situations which are brought to its attention by an Owner and may grant a variance to this policy if the Board deems it to be in the best interest of the Association to do so. Any variance given should be in writing stating the address of the property involved and setting forth the terms of the lease or rental which is being allowed. The variance should be dated and signed by the Owner and signed by a representative of the Association in front of a Notary Public. The variance shall be filed in the county deed records and the filing fee shall be paid by the Owner requesting the variance.

This Policy is effective upon recordation in the Public Records of Bexar County, and supersedes any policy regarding records production which may have previously been in effect. Except as affected by Section 209.016 and/or by this Policy, all other provisions contained in the Declarations or any other dedicatory instruments of the Association shall remain in full force and effect.

Approved and adopted by the Board on this 26th day of April 2018.

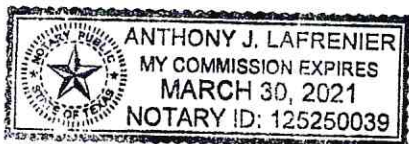
BRAUN STATION WEST COMMUNITY
IMPROVEMENT ASSOCIATION, INC.
A Texas Non-Profit Corporation

BY: *Roger Plasse*
Roger Plasse, President

STATE OF TEXAS §
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COUNTY OF BEXAR §

Before me, the undersigned authority, on this day personally appeared Roger Plasse, President of Braun Station West Community Improvement Association, Inc., a Texas Non-Profit Corporation, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that he/she had executed the same as the act of said corporation for the purpose and consideration therein expressed, and in the capacity therein stated.

Given under my hand and seal of office this 26th day of April, 2018.



Anthony J. Lafrenier
Notary Public, in and for
State of Texas

My commission expires: March 30, 2021