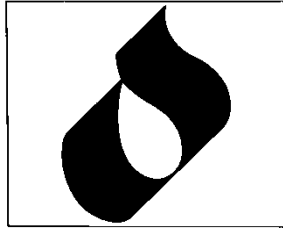


The
DOMINION



WELCOME HOME TO THE DOMINION

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www.dominionhoa.com

Security: (210) 698-2997

HOA Office: (210) 698-1232

Welcome to the Neighborhood!

Congratulations! You have chosen to live in a wonderful community.

The Dominion is a master-planned community comprised of over 1,500 acres. We hope you will enjoy the beauty of the neighborhood and special amenities, including abundant green belts and man-made lakes. Please remember that The Dominion Country Club is separate from the neighborhood and is private property. Swim, golf and tennis facilities are for Country Club members only. Members must limit walking on the golf course to pre-sunrise and post sunset. Fishing, cycling and skate boarding on Country Club property are not permitted.

Two excellent shopping malls, La Cantera and The Rim, are located within seven miles of The Dominion. The neighborhood is close to the I-10 and 1604 freeways, providing easy access to the metropolitan offerings of San Antonio, while nestled in a country-like setting.

A safe family environment is made possible by two 24-hour staffed gates (third gate - south gate staffed from 6am-10pm) and security stations which are further enhanced by professional security guards conducting round-the-clock mobile patrols. Fire and EMS protection is provided by the City of San Antonio and is located nearby.

The neighborhood is governed by a Board of Directors elected by the Dominion homeowners. The HOA Board of Directors has established several volunteer committees to encourage resident participation and help keep The Dominion a great place to live. Please consider volunteering on one or more of the following committees:

- **Architectural Control**
- **Development**
- **Finance**
- **Landscape**
- **Neighborhood Outreach**
- **Security**

Again, welcome to The Dominion!

The Dominion Homeowners Association, Inc.

The Dominion master-planned community is governed by The Dominion Homeowners Association, Inc. (HOA). The HOA office is located at 20 Dominion Drive. Contact the HOA at:

Office Phone: (210) 698-1232

Office Fax: (210) 698-1466

Email: dhoa@dominionhoa.com

Office Hours: Monday-Friday, 8:30 a.m.-5:30 p.m.

The Dominion HOA Website

www.dominionhoa.com

Important tools and information about our community is a click away. Here are some highlights:

- Access **SafeHouse** to most effectively manage visitors
- Complete and submit **HOA forms**
- Review **Covenants, Policies, Bylaws and the Strategic Plan**
- Connect with neighbors through the **Resident Directory** (voluntary, you must register)
- Learn about **community activities**
- View the HOA **Board meeting schedule and minutes**
- Communicate with the **HOA via email**

The Dominion HOA Neighborhood Outreach Committee

The Neighborhood Outreach Committee (NOC) is comprised of volunteers from each subdivision of The Dominion. Each NOC representative:

- Greets new residents in the community
- Reports your concerns to the Board of Directors
- Assists in resolving residents' concerns
- Enhances communication from the HOA to all Dominion residents

Your Neighborhood: _____

Representative: _____

Phone: _____

Email address: _____

GETTING STARTED

Garbage Service/Recycling

Garbage pick-up is twice weekly, Tuesday and Friday. The contracted service provider is Waste Management: www.wm.com or (800) 800-5804, who will provide a trash bin for you. If you desire weekly recyclable pick up as well, there is a one-time additional fee for a separate receptacle and an additional monthly fee for recycling. Waste Management picks up the trash bins from your enclosed garbage area, so there is no need to place the bins on the curb.

Mail Delivery

Mail is delivered by USPS to the centralized mail areas located throughout The Dominion. Keys to your specific mailbox can be obtained at closing or by visiting the post office located at 12951 Huebner Rd, San Antonio, TX 78230 phone# (210) 493-9257. Proof of real estate closing or a rental agreement will be required by the post office. *Private Mailboxes Call: C&M Locksmith (210) 340-1054 to have mailbox rekeyed. Please provide diagram obtained at HOA office when rekeying private mailboxes.

Homeowner Association Dues

Homeowner Association fees are due the first of each month. No reminders or bills are sent out. A \$20 late fee will be assessed if payment is not received by the twentieth of the month.

There are three ways to pay dues and assessments:

- Dues can be automatically withdrawn from your bank account through ACH. To sign up for ACH, please complete the ACH form provided in this booklet (and available through the HOA office) and bring the form and a voided check to the HOA office. The funds will be debited from your account by the twentieth of the month. **This is the HOA's preferred payment method.**
- A check can be mailed to the HOA at: 20 Dominion Drive, San Antonio, TX 78257 or brought to the HOA office. Please call the HOA for your account number which needs to be written on your check.
- Online payments may be made via the website by clicking "Pay Now." Please call the HOA to obtain a User Name and password.

Pet Owners

The Dominion is a pet-friendly community. Please keep your pet leashed when walking and remember to clean up waste. Waste receptacles are provided in many common areas throughout the neighborhood. **For lost or found pets, contact Security and the HOA office immediately.**

The following are additional guidelines for pet owners:

- Be aware of predator dangers to small dogs and cats (hawks, coyotes, bobcats, and an occasional mountain lion).
- Be sure your pet wears an ID tag with your contact information.
- Keep cats inside between the hours of dusk through one hour after sunrise as dusk and dawn are prime hunting times for ground-based predators.
- When caring for outside-only cats, pick up all food before dusk.
- All pets are required to be micro-chipped per San Antonio City ordinance.

Security and Gate Procedures

Two 24 hour staffed security gates provide access to The Dominion with the third gate open limited hours (south gate is staffed from 6am-10pm). G4S Secure Solutions USA, Inc. is the security service provider. Security officers are responsible for gate access control, vehicular patrols and monitoring drivers for speeding and safety violations.

Steven Hermann is our Chief of Security. Please contact him by phone at (210) 268-9932 to report any major security concerns.

Important Security Contacts

Chief of Security, Steven Hermann: (210) 268-9932

Security Gate (main #): (210) 698-2997

Emergency Numbers

Universal Emergency: 911

Police Department (non-emergency): (210) 207-7273

Fire Department (non-emergency): (210) 207-7744

Poison Control Center: (800) 222-1222

Gate Access

The Dominion HOA requires residents to pre-authorize all visitors, contractors and service personnel coming to their homes. Please instruct visitors in a commercial vehicle to use the North or South gates. Commercial vehicles are prohibited at the Main Gate.

Construction Hours:

Mon - Fri	7am - 6:30pm
Sat	8am - 6pm
Sun	No Work Permitted

No Work Holidays: New Years Day, Memorial Day, 4th of July, Labor Day, Thanksgiving Day, Christmas Day

SafeHouse User Tips

SafeHouse is our community entry management system. To register on SafeHouse, obtain your login information from the HOA. Access SafeHouse via the website: www.dominionhoa.com, or by <https://thedominion.webguest.us> or by downloading the app, “**WebGuest**” to your iPhone, iPad or Android phone through the AppStore.

- Enter specific names of companies, i.e. input “AAA Auger” instead of “plumber”.
- Do not use nicknames. Be sure that the name will match the driver’s ID.
- You may opt to receive a text or email notification when a guest has cleared the gate.

Emergency Text Notification System

The Dominion HOA is now using an Emergency Notification System with updates on weather events, safety, and security emergencies which affect you in The Dominion. The system is called Rapid Cast and is setup to notify you by text message when such an emergency may affect you or your property. There is no direct cost to you to sign-up, but to participate, you must voluntarily register and provide your cell phone number. Please text the word “**Dominion**” to 22383 to register.

Private Event Security

A Security Officer is required for residents’ private parties, meetings or other events that will have over 20 vehicles arriving at the home. Residents must complete a **Private Event Security Requirement Form** and deliver it to the HOA. This form is available to complete on the HOA website and can also be obtained at HOA office. An 8-day or more notice is required for security with a 72-hour minimum and increased rate. The standard rate is \$25/hour with a minimum of four (4) hours.

House Check Form

Security Officers may patrol your residence when you are vacationing or out of town for an extended period. If you would like to take advantage of this program, effective November 1, 2013, there will be a fee of \$10.00 per day for the House Check Service billed to your account. To arrange this service, print out the **House Check Form** from the HOA website and drop it off at the HOA office at least one week prior to the date you plan to leave town. ***Please cancel or reschedule all deliveries during your absence. Guards will not accept or relocate any packages dropped off at your property during your absence.

Obtaining Vehicle Transponders

A transponder affixed to your vehicle allows automatic entrance through the Residents' gate arm. Transponders are available through the HOA office. A completed **Vehicle Information Form** and the following fees are required to obtain each transponder:

Transponder Fees

- Resident: \$40.00 per vehicle
- Non-Resident: \$100.00 per vehicle/per calendar year (an application must be completed for each non-resident vehicle, each calendar year)

Note: If a vehicle is replaced, the transponder must be removed from the original vehicle and the transponder discarded. A new transponder is required for every replacement vehicle.

Vehicle Violations

To maintain a safe community, please observe speed limits, traffic signs and parking restrictions. **Golf carts are permitted on neighborhood streets, but must be operated by individuals with a valid Driver's License.**

Security officers are responsible for issuing citations for speeding and other motor vehicle violations as described in **Section VII in The Dominion Homeowners Association CC&Rs**. As a consequence of one or more violations, vehicle transponders may be temporarily suspended or guest privileges within The Dominion temporarily revoked. **Penalties are described in the HOA Bylaws located in "Documents" on the website.**

Class A Violations

- Speeding 10 miles per hour or more over the posted speed limit of 30MPH on Dominion Dr., Brenthurst Dr., and Ambassador Dr.
- Speeding 10 miles per hour or more over the posted speed limit of 20MPH on any secondary street
- Failure to stop when being pursued by Security
- Passing a School Bus
- Reckless driving
- Resident who authorizes entry of visitor for the purpose of allowing visitor access to another residence or location
- Failure to stop at a stop sign
- Driving motorized vehicles on Association property without a valid Driver's License
- Driving a motorized vehicle on Association property without proof of current vehicle insurance

Class B Violations

- Failure to comply with The Dominion gate regulations and Security personnel instructions to access the community
- Driving an unauthorized motor vehicle on prohibited Association property
- Driving an unauthorized non-motorized vehicle on prohibited Association property
- Unauthorized parking on Association property
- Unauthorized parking on any Association property, including parking on any street or alley between the hours of 2:00 a.m. and 6:00 a.m. The HOA may grant exceptions up to 72 hours within a three-month period
- Driving visitor with suspended privileges or without valid Driver's License through gate and then allowing visitor to drive inside community

Community Groups

Apron Society

The mission of the Apron Society is to provide help when a neighbor is in need. Many residents live here with no family around to help with difficult times. If you or a neighbor is in need for reasons such as illness, accident, or family death; a notice is sent out to the Apron Society member list. Those members who are able to provide help then respond. Since its inception in 2004, the Apron Society has provided services such as meals, transportation, pet care, and visitations.

All Dominion residents are welcome to join the Apron Society and we hope that you will consider doing so. For more information, contact Carole Minton at caroleminton@satx.rr.com or 210-698-1127.

Dominion Animal Advocates Group

The Dominion Animal Advocates Group (DAAG) is a volunteer group which works with Dominion Security, The Dominion Homeowners Association, and Dominion residents to provide help with lost and abandoned pets and feral cats. DAAG also provides information and assistance with wildlife concerns. DAAG is dedicated to providing help with at-risk animals so that they can have the best chance of a safe, happy, and healthy life.

For further information or to join DAAG, contact Louan LeDoux at (210) 854-8055, email ledouxlou@aol.com; or Lyn Hicks at (210) 219-9772, email lynhicks1117@gmail.com; or Susan Shaked at (210) 744-1200.

Hill Country Women's Bible Study

The Women's Bible Study started over twenty-five years ago when a small group of women got together to study and discuss scripture and share prayer. The group is open to all women and meets every Wednesday, 12:30-2:00 p.m. in a very informal setting. The meetings are held at The Dominion Country Club.

Contact Kathlin Jauregui for more information at (210) 872-3014 or (210) 698-1881, or email her at kshj1115@aol.com. Please come for a visit!

Men's Bible Study

For the past twelve years, an interdenominational group of men have met on Thursday mornings to study and discuss scripture and select writings on the Christian faith. The meetings are held in a very informal setting at the Dominion Country Club.

For additional information, contact Jay Lewallen at (210) 698-1129.

The Dominion Running Club

The Dominion Running Group hosts 5K and 10K runs throughout the year. The Turkey Chase is an annual event held Thanksgiving Day at 8:00 a.m.

If you are interested in forming a weekly running group or have questions about running in The Dominion, contact the HOA office at (210) 698-1232.

Dominion Community Activities

The Dominion Annual Bonfire

All homeowners, lessees, and those who live in their house, are invited to The Dominion's annual bonfire held the Sunday evening before Thanksgiving. The Neighborhood Outreach Committee, with the participation of The Dominion Country Club, hosts this event. Food, drinks, live music and kids' games are provided. The Annual Bonfire creates lasting memories among neighbors and reminds us of the great community we live in. Don't miss it!

4th of July Fireworks

Join the fun on the 4th of July as The Dominion Country Club hosts a patriotic celebration. Country Club members and non-member residents may purchase tickets for a delicious buffet, DJ music, pool games, petting zoo, bounce houses, pony rides and face painting culminating in a spectacular fireworks display. The Dominion HOA and The Dominion Country Club co-sponsor the fireworks, so feel free to drop by later in the evening just for the firework display in celebration of American independence!

Note: Additional activities and updates will be posted on The Dominion website. Please check in frequently under "Dominion Events".

The Dominion Country Club

The jewel of The Dominion Community is the nationally recognized The Dominion Country Club, a Private Members Only Club featuring a majestic 55,000 square foot award winning Clubhouse, 18 Hole Championship Golf Course designed by Texas Golf Legend Bill Johnson, a full service Tennis Center with 13 deco-turf courts and a Swim Center featuring a Junior Olympic Lap Pool, Kid's Pool, expansive sun deck and seasonal café. The Dominion Country Club offers something for everyone in your family.

Architecturally stunning, with the warmth and comfort of a Hill Country Estate, The Dominion's award winning Clubhouse is the perfect place to celebrate life's special occasions, share a well prepared meal with friends and family or simply relax and reflect on a good day of golf or tennis. The Dominion Country Club is truly the social hub of The Dominion Community.

The Clubhouse at The Dominion features multiple dining options, including the scenic Members Grille and the private and up-scale 19th Hole. The Club Locker Rooms feature separate fully stocked locker rooms with dedicated Dry and Steam Saunas and extra-large Jacuzzis. The Men's Locker Room offers Shoe service and a casual sitting area, while the Women's Locker Room services include Cosmetology and Nail Service. The Clubhouse boasts a state-of-the-art Fitness Center for all membership categories and is sure to provide a great Fitness/Wellness opportunity for all.

With Private Dining and Meeting Room seating for 10 to 300 Members, families, friends and guests, The Dominion is the perfect location to host an informal family gathering or business meeting as well as a wedding, graduation party or any black tie event. The Dominion's highly skilled team of Food and Beverage professionals is dedicated to providing you and your guests with the finest in culinary offerings and personalized service. At The Dominion, your Family Dinner, Birthday Party, Wedding or Anniversary will most assuredly be a night to remember.

Featured Club and Community Events

- Easter Sunday and Mother's Day Brunch
- Taste of Dominion
- Memorial Day Weekend Pool Party
- 4th of July Celebration

- Labor Day Pool Party
- Oktoberfest at The Dominion
- Annual Bonfire
- Traditional Thanksgiving Buffet
- Members' Holiday Reception
- Brunch with Santa
- New Year's Eve Party

The Dominion Golf Center

The Dominion Golf Center led by Director of Golf, Tony Johnson, offers a fully stocked Golf Shop, custom club fitting as well as golf instruction for the whole family and for all levels of men, women and junior golfers. Throughout the year, The Dominion offers a full calendar of Member, Member Guest and couples golf tournaments and outings, inter-club competitions and numerous off-property golf outings. Friendly competition and sportsmanship among good friends and family is the goal at The Dominion. Whether you like to play golf with a competitive edge or prefer a more social game, our seasoned golf professionals have you covered. To learn more about Golf at The Dominion please contact Tony at (210) 698-1146.

Featured Golf Events and Activities:

- Renaissance Men's Member / Guest
- Diamond Classic Women's Member / Guest
- Men's and Women's Inter-Club Play
- Women's Golf Association
- Couples Glow Golf
- 4th of July Flag Tournament
- Men's Night-Out
- Taste of Louisiana Golf Bash
- Men's and Women's Stroke Play Championships
- Men's and Women's Match Play Championships
- Valentines Sweet Heart Scramble
- Women's Golf School

The Dominion Tennis Center

Led by Director of Tennis and Athletics, Barry Mills and Head Professional Daniel Cantu, The Dominion Tennis Center is second to none in San Antonio. The Dominion Tennis Center offers a unique combination of beauty, quality and competition. Competitive fires are stoked by USTA league play for men and women through a full slate of Club tournaments, championships and friendly yet competitive inter-club play. Competition for adult members also includes annual Club Championships for men, women and couples and the Annual Dominion Golf Group Wimbledon Challenge. Junior players may participate in programs designed to introduce the game to first time players. Tennis Academies are designed for junior players moving to advanced levels. The Dominion tennis family fosters a sense of community and camaraderie that can only be found among good friends. Barry and his well-trained professionals are ready to get you energized and fit for your next tennis challenge. You may reach them at (210) 698-2288 to learn more about Tennis at The Dominion.

Summer Camps

Under the watchful eye of Barry Mills, his wife Ann and their legion of dedicated Camp Counselors, The Dominion offers a variety of Summer Camps for children age three and a half to fifteen years. Camps run weekly from early June through early August, Tuesday through Friday from 9:00 am to 3:00 pm, with child care available prior to and after Camp hours. Camps are individually designed by age group and interest to ensure the best, safest and most enjoyable camps for all attendees. Children do not watch television or movies, play video games or sports on a Wii. They swim, golf, play tennis, basketball, volleyball, kickball, tetherball and soccer, rock climb, learn karate, dance, jump rope, play tug-of-war and capture-the-flag, engage in arts and crafts, have water balloon and shaving cream fights as well as enjoy visits from the Tumblebus and Reptile Man. Contact Ann or Barry at (210) 698-2288 to reserve a coveted spot in the best Summer Camps in San Antonio.

Country Club Membership

Membership at The Dominion Country Club is a non-equity membership. Membership is not subject to annual or special assessments.

All Categories of membership: Golf, Tennis and Social are classified as “Family Memberships” inclusive of parents, children and junior adults as defined by the Club’s By-laws. Membership requires the payment of a one-time non-refundable Initiation Fee, Monthly Dues, Fees and Charges.

For Membership information and to arrange a tour of the Country Club please call The Dominion Membership Office at (210) 698-4865.