



AFTER RECORDING RETURN TO:
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THE DOMINION
SUPPLEMENT TO AMENDMENT AND RESTATEMENT TO
COMMUNITY MANUAL

The undersigned hereby certifies that he/she is the duly elected, qualified and acting Secretary of The Dominion Homeowners Association, a Texas non-profit corporation (the "Association"), and that this is a true and correct copy of the current Supplement to Amendment and Restatement to Community Manual of the Association adopted by the Board of Directors of the Association.

IN WITNESS WHEREOF, the undersigned has executed this certificate on the 27th day of February, 2020.

Carole Minton, Secretary

STATE OF TEXAS §
COUNTY OF Bexar §

This instrument was acknowledged before me of this 27th day of February 2020, by Carole Minton, the Secretary of The Dominion Homeowners Association, a Texas non-profit corporation, on behalf of said corporation.

ISEAL

Lisa Fratangelo
Notary Public Signature

Cross-reference to (i) Declaration of Covenants, Conditions, Easements and Restrictions for The Dominion Planned Unit Development, recorded under Volume 2950 Page 61 of the Official Records, Bexar County, Texas, as amended and with any supplements and annexations thereto (the "Declaration") and (2) Amendment and Restatement to Community Manual, recorded under Book 16289, Page 1781, Document No. 20130171326, Official Public Records, Bexar County, Texas, as amended and with any supplements thereto (the "Community Manual"). In the event of a conflict between the terms and provisions of the Restrictions or any policies adopted by the Board prior to the effective date of this instrument, the terms and provisions of this instrument shall control.

**DOMINION
SUPPLEMENT TO AMENDMENT AND
RESTATEMENT TO COMMUNITY MANUAL**

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| | *Amends and Restates Attachment 13 in its entirety | |

ATTACHMENT 13

RULES AND REGULATIONS REGARDING PETS

The Board of Directors of The Dominion Homeowners Association (the "Association") has adopted the following pet policies in order to protect the rights and safety of the individual Owners within the Association, while respecting the privileges of pet Owners.

This policy is adopted pursuant to the Board rule-making authority contained in the Declaration, the Bylaws and Texas law:

1. All Owners of animals must comply with the City of San Antonio Code: Regulating the Care and Control of Animals - Chapter 5.
2. All pets must be registered with the Association. A Pet Application Form may be obtained from the Association office. If the pet is a dog or cat, a photograph should be included with the application. All dogs and cats over 16 weeks of age must be vaccinated against rabies. All dogs and cats must have a registered microchip as required by the City of San Antonio. The microchip must contain the following information:
 - i. Owner name
 - ii. Address
 - iii. Phone Number
 - iv. Description of the pet

The microchip does not need to be registered with the Association, but it must be registered with the microchip manufacturer. All animals noted above must have city licenses and permits as required by the City of San Antonio.

In the event a resident fails to implant a microchip on an animal/pet it owns, the following action will be taken by the Association:

- i. A letter will be sent to the resident advising that all transponders registered to this address will be deactivated after 14 days, unless the resident presents written certification that a microchip implantation as specified above has occurred.
 - ii. Should the Association not receive written certification within 14 days after the date of the letter/notice, the Association will deactivate all transponders registered to the address until such time as the written certification is received by the Association.
3. Only dogs, cats, and fish are allowed. No wild creatures in the *felis* or *canis* genus, or farm animals, pot-bellied pigs, miniature horses, snakes or lizards, ferrets, monkeys or other exotic animals of any kind shall ever be raised, kept, bred, or harbored within The Dominion.
4. Unless otherwise limited by the terms and provisions of the restrictions applicable to your subdivision, a maximum of three (3) dogs and/or cats is allowed.

5. Pets shall not be kept, bred, or used for any commercial purpose.
6. No pet shall be allowed to become a nuisance or create any unreasonable disturbance. A Class B violation will be given to any Owner who is in violation of this provision or for a pet that has been detained by security or the Association staff. Three (3) Class B violations equal a Class A violation which results in the deactivation of transponders for 30 days subject to an appeal. However, the Association staff will contact repeat offenders after two (2) Class B violations to attempt to resolve the matter.
7. All dogs must be confined to the Owner's property at all times unless a leash restrains the animal. A Class B violation will be given to any Owner who is in violation of this provision or for a pet that has been detained by security or the Association staff. Three (3) Class B violations equal a Class A violation which results in the deactivation of transponders for 30 days subject to an appeal. However, the Association staff will contact repeat offenders after two (2) Class B violations to attempt to resolve the matter.
8. Invisible fences are subject to failure and are easily breached. Therefore, the use of invisible fences as the sole restraint for dogs is not permitted.
9. The animal Owner or the person in charge of the animal is responsible for the immediate removal and proper disposal of all solid animal wastes.
10. Owners are responsible for all damages caused by their pets. This includes personal damage or injury to another Owner, guest or tenant, or property damage.

Compliance and Enforcement

Most pet Owners are caring, responsible people who follow the Association's rules because they are good neighbors. If however, a resident is concerned with a pet related problem he/she should attempt to arrive at a solution to the problem with the pet Owner in a courteous and helpful manner.

If personal attempts at a solution fail then a written statement should be sent to the Association outlining the problem with evidence, if any.

File Information

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LUCY ADAME-CLARK, BEXAR COUNTY CLERK**

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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: 3/3/2020 11:02 AM



Lucy Adame-Clark
Lucy Adame-Clark
Bexar County Clerk