

AFTER RECORDING RETURN TO:
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Winstead, PC
401 Congress Ave., Suite 2100
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**SUPPLEMENT TO THE DOMINION AMENDMENT AND
RESTATEMENT TO COMMUNITY MANUAL**

The Dominion Homeowners Association, Inc., a Texas non-profit corporation (the "Association"), previously adopted that certain The Dominion Amendment and Restatement to Community Manual, recorded under Book 16289, Page 1781, and under Document No. 20130171326, in the Official Public Records of Bexar County, Texas (the "Community Manual").

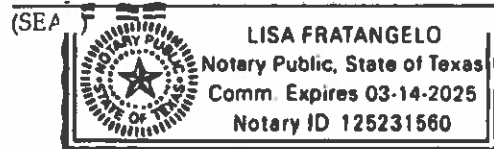
The Association adopted and approved this Supplement to The Dominion Amendment and Restatement to Community Manual which includes the Amended and Restated Rental Policy attached as Attachment 25 to the Community Manual (the "Rental Policy"). The undersigned hereby certifies that he/she is the duly elected, qualified and acting Secretary of the Association, and that this is a true and correct copy of the Supplement to The Dominion Amendment and Restatement to Community Manual adopted by the Board of Directors of the Association at an open board meeting with notice to Members held on the 24th day of January, 2022.

IN WITNESS WHEREOF, the undersigned has executed this certificate on the 1st day of February, 2022.

Peter Garcia, Secretary

THE STATE OF TEXAS §
 §
COUNTY OF Bexar §

This instrument was acknowledged before me this 1st day of February, 2022 by Peter Garcia, Secretary of the Board of Directors of The Dominion Homeowners Association, Inc., a Texas non-profit corporation, on behalf of said corporation.



Notary Public Signature

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

ATTACHMENT 25**THE DOMINION HOMEOWNERS ASSOCIATION, INC.****RESIDENTIAL RENTAL POLICY**

Terms used but not defined in this policy will have the meaning subscribed to such terms in that certain Declaration of Covenants, Conditions, Easements and Restrictions for The Dominion Planned Unit Development, recorded under Volume 2950, Page 61, in the Official Public Records of Bexar County, Texas, as amended and supplemented (collectively the "**Declaration**").

Rentals. Nothing in this Rental Policy will prevent the rental of any Lot and the Improvements thereon by the Owner thereof for residential purposes; provided that: (i) unless otherwise approved by the Board of Directors, all rentals must be for terms of at least six (6) months; and (ii) no portion of a Lot (other than the entire Lot) may be rented. All leases shall be in writing. Notice of any lease, together with such additional information as may be required by the Board, will be remitted to the Association by the Owner on or before the expiration of ten (10) days before the effective date of the lease. Each lease must provide, or be deemed to provide, that the Board shall have the right to terminate the lease upon default by the tenant in observing any provisions of the Declaration, Rules, Regulations and Restrictions. Regardless of whether or not expressed in the applicable lease, all Owners shall be jointly and severally liable with the tenants of such Lot to the Association for any amount which is required by the Association to effect such repairs or to pay any claim for any injury or damage to property caused by the negligence of the tenant of such Lot or for the acts or omissions of the tenant(s) of such Lot which constitute a violation of, or non-compliance with, the provisions of the Declaration, the Community Manual, or any applicable Rules Regulations and Restrictions. All leases shall comply with and be subject to the provisions of the Declaration, Rules, Regulations and Restrictions and the provisions of same shall be deemed expressly incorporated into any lease of a Lot. This Rental Policy shall also apply to assignments and renewals of leases. The provisions of this Residential Rental Policy are only applicable to residential Lots, as determined by the Board of Directors, and shall not apply to non-residential property. In addition the foregoing, the following rules shall apply:

RENTAL AND LEASING RULES**Rental and Leasing Rules****Leasing Requirements. The rental or lease of any Lot must comply with the following rules:**

1. **Entire Lot Rented – No Room Rentals.** A Lot may be leased only in its entirety to a single family; no fraction or portion of a Lot may be leased.
2. **Minimum Lease Term.** Any lease must be for an initial term of not less than six (6) months.
3. **Applicable Rental Rules.**
 - i. **Lease to be in Writing.** The lease must be in writing. The lease must be provided to the Association at least ten (10) days before the commencement of any occupancy period. Any renewal agreement must also be provided to the Association.

- viii. **Association as Attorney-in-Fact.** Notwithstanding the absence of an express provision in the lease agreement for enforcement of the Governing Documents by the Association, each Owner appoints the Association as the Owner's attorney-in-fact, with full authority to act in the Owner's place in all respects, solely for the purpose of enforcing the Governing Documents against the Owner's tenants, including but not limited to the authority to institute forcible detainer proceedings against the Owner's tenant on his behalf, provided the Association gives the Owner at least 10 days' notice, by certified mail, of its intent to enforce the eviction provisions in the Declaration.
4. **Registration Requirements.** The following registration requirements have been established pursuant to the enforcement authority set forth in the Declaration.
- i. **Registration Required.** An Owner seeking to lease a Lot must provide the lease agreement, along with any required fees and documentation, to the Association prior to the commencement of the lease term.
- ii. **Registration Fee.** The Association may charge a registration fee that must be submitted at the time of registration. At present, the registration fee is \$150.00
- iii. **Lessee Information.** The Owner shall provide the Association with the names of the tenants and lessees at the time the lease is provided.
5. **Fines.** The following fines have been established by the Board of Directors pursuant to the enforcement authority set forth in the Declaration:

Owners violating the Leasing Rules, including a violation of the minimum lease term, may be fined the amounts set forth below:

Violation	Fine Amount
Failure to Register	Initial Fine: \$25 After 15 Days: \$100 per week
Unauthorized Rental	\$200 per week
All Other Violations	Initial Fine: \$100 Continuing Violation: \$125 per week

NOTE: Short-term rental activity prohibited under these rules will be considered a continuing violation if the Lot continues to be advertised for lease periods shorter than the minimum term set forth herein. Accordingly, the daily fine amount will apply to the entire period of time until all rental activity, to include both leasing and advertising for terms less than six (6) months, ceases.

Exhibit A

LEASE NOTICE DOCUMENT

LEASE ADDENDUM

Lessee's Name: _____ Cell Phone: _____

Co-Lessee's Name: _____ Cell Phone: _____

Leased Property: _____

By their signatures below, the parties acknowledge and agree to the following:

I understand the Leased Property is in a deed-restricted community, and that Dominion Homeowners Association, Inc is authorized and empowered to enforce the deed restrictions.

I have received copies of the community rules and agree to be bound by them, including the Rental and Leasing Rules.

Authorization and Release – I understand use of the community amenities, facilities, and any common area is at my own risk. I, for myself, my heirs, and for any minor children listed below (each, a "User"), HOLD HARMLESS AND RELEASE Dominion Homeowners Association, Inc. (the "Association"), and the Association's managers, agents, employees, affiliates, officers, and directors, from any and all claims and causes of action including, but not limited to, any claim for personal injury or property damage, arising out of or relating in any way to use of the community amenities, facilities, and any common areas. I agree to pay or reimburse the Association for any damage caused by members of my household or any household guest.

AGREED AND ACCEPTED - DATE: _____

OWNER:

NAME: _____ **SIGNATURE:** _____

LESSEE:

NAME: _____ **SIGNATURE:** _____