



AFTER RECORDING RETURN TO:  
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### VALLEY RANCH SUPPLEMENT TO COMMUNITY MANUAL

CONTINENTAL HOMES OF TEXAS, L.P., a Texas limited partnership, is the Declarant under the Valley Ranch Amended and Restated Master Covenant recorded under Document No. 20170028837, Official Public Records of Bexar County, Texas, as amended (the "Master Covenant"). The Declarant caused to be adopted and recorded that certain Valley Ranch Community Manual as Document No. 20170037880, in the Official Public Records of Bexar County, Texas (the "Community Manual"). Pursuant to *Article 1* of the Master Covenant, Declarant reserved the right to amend the Community Manual during the Development Period (as defined in the Master Covenant). The Development Period has not yet expired.

EXECUTED to be effective the 26<sup>th</sup> day of July, 2017.

DECLARANT:

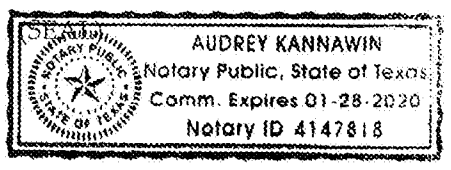
CONTINENTAL HOMES OF TEXAS, L.P., a Texas limited partnership

By: CHTEX of Texas, Inc., a Delaware corporation, its General Partner

By: Leslie Ostrander  
Printed Name: Leslie Ostrander  
Title: 7/26/17

THE STATE OF TEXAS           §  
COUNTY OF Bexar           §

This instrument was acknowledged before me this 26<sup>th</sup> day of July, 2017 by Leslie Ostrander Asst. Secretary of CHTEX of Texas, Inc., a Delaware corporation, General Partner of Continental Homes of Texas, L.P., a Texas limited partnership, on behalf of said corporation and partnership.



Audrey Kannawin  
Notary Public Signature

Cross-reference to Valley Ranch Amended and Restated Master Covenant recorded under Document No. 20170028837, Official Public Records of Bexar County, Texas, as amended from time to time, and that certain Valley Ranch Community Manual recorded under Document No. 20170037880, Official Public Records of Bexar County, Texas, as the same may be amended and supplemented from time to time.

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SUPPLEMENT TO COMMUNITY MANUAL  
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10. GARAGE SALE POLICY

ATTACHMENT 10

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VALLEY RANCH COMMUNITY OWNERS ASSOCIATION, INC.  
GARAGE SALE POLICY

Terms used but not defined in this policy will have the meaning subscribed to such terms in that certain Valley Ranch Amended and Restated Master Covenant recorded in the Official Public Records of Bexar County, Texas, as the same may be amended from time to time (the "Covenant").

1. Purpose. The purpose of this garage sale policy (the "Garage Sale Policy") is to facilitate organized garage sales within the Valley Ranch community. While these events are *only permitted* as outlined in this Garage Sale Policy, they are not considered Association sponsored activities. Any garage sale(s) held outside of the guidelines of this Garage Sale Policy are a direct violation of the Documents.

2. Implementation. Garage sales may be held no more than two times (2x) per year - once in the Spring and once in the Fall - on a date as may be designated from time to time by the Board.

3. Rules.

(a) Time and Duration. Each Owner may hold a garage sale at his or her residence within the area and on the date designated by the Board, which in no event shall fall on a Sunday. Garage sales shall only be for one (1) day. Garage sales may occur only between the hours of 8:00 a.m. and 2:00 p.m.

(b) Publicity. Signs may be posted on Lot(s) with the permission of the Owner(s) and posted on Common Area with the permission of the Valley Ranch Reviewer; however, they cannot be posted more than **one (1) day prior** to the garage sale and must be **removed no later than 5:00 p.m.** on the day of the garage sale. There may be no statements or implication on the signs that any garage sale is conducted or sponsored by the Association.

(c) Traffic and Parking Control. No parking is permitted on lawns or on any other area that would constitute a violation of the Documents.

Any questions regarding this Garage Sale Policy should be directed to the Manager of the Association.

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# Pages 5  
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e-Filed & e-Recorded in the  
Official Public Records of  
BEXAR COUNTY  
GERARD C. RICKHOFF  
COUNTY CLERK  
Fees \$38.00

STATE OF TEXAS  
COUNTY OF BEXAR  
This is to Certify that this document  
was e-FILED and e-RECORDED in the Official  
Public Records of Bexar County, Texas  
on this date and time stamped thereon.  
07/26/2017 1:52PM  
COUNTY CLERK, BEXAR COUNTY TEXAS



*Gerard C. Rickhoff*