

## SAN GERONIMO AIRPARK PROPERTY OWNERS ASSOCIATION

### COMMON AREA CONSTRUCTION PROJECT POLICY

SCANNED

1. **Authority to Construct in Common Areas.** Only the San Geronimo Airpark Property Owners Association ["Association"], acting through its Board of Directors, ["Board"] may undertake construction projects on the Common Areas owned by San Geronimo Airpark Property Owners Association.
2. **Common Areas Defined.** Common Areas are defined as all property in San Geronimo Airpark which are not privately-owned by a lot owner, including but not limited to:
  - a. Runway;
  - b. Taxiways;
  - c. Roads;
  - d. Operations building;
  - e. Front gate;
  - f. Lot 30 as shown in the Airpark Plat;
  - g. Any and all other property deeded to San Geronimo Airpark Property Owners Association by San Geronimo Airpark Inc.;
  - h. Fences on or appurtenant to any Common Area described above;
  - i. Trees on any Common Area described above.
3. **Applicability.** These procedures apply to any private lot owner in San Geronimo Airpark who desires to undertake a construction project on Association Common Area, for that owner's benefit. A property owner is responsible for any tenant's non-compliance with these procedures. The procedures herein do not apply to Common Area projects initiated by the Board of Directors, acting on behalf of the Association.
4. **Project Proposal Form.** If a private lot owner [the "Proponent"] desires to have construction or modification done on airpark Common Areas, [the "Project"] for the benefit of that owner, the owner must file the Common Area Construction Project Proposal form to the President of the Board via email.
5. **Required Information.** The Proponent must submit detailed drawings, plans, and if necessary, drainage engineering, with the Project proposal form, from which the Board can determine the exact nature of the construction or modification. In the absence of such detailed plans and information, the Board will not consider the proposal, and the project will be considered abandoned. The Board may ask the Proponent for additional information at any time. If additional information is requested and not provided within 30 days, the Project will be considered abandoned.
6. **Bids.** The Board, in its absolute and sole discretion, may, by majority vote, find the Project acceptable and authorize the President to obtain one or more bids from qualified contractors to undertake the proposed Project on behalf of the Association.

7. **Board Decision Not to Seek Bids.** If the Board does not vote to move forward to seek bids within 30 days after the Proposal, and all required information, is provided by the Proponent, the proposed Project on the Common Areas will be considered rejected.
8. **Do-it-Yourself Projects Not Allowed.** Only experienced contractors, with proper licenses and insurance, with a written contract with the Association, are acceptable for construction projects on Association Common Areas.
9. **Bid Consideration Process.** If the Board authorizes the gathering of bids, the bid[s] will be reviewed and, if at least one is found acceptable by a majority vote of the Board, it will be presented to the Proponent.
10. **Payment by Proponent.** If the Proponent does not pay the Association the cost of the Project within 15 days after receiving the contractor's bid provided by the Association, the Project will be considered abandoned unless the Board waives payment under paragraph 11 below.
11. **Waiving of Proponent Payment.** The Board may waive the Proponent payment requirement in paragraph 10, if, in its sole and absolute discretion, the Board finds that the common interest of the Association and its members will benefit from the Project to such an extent that the Association should fund the Project with Association funds.
12. **Compliance with Bid Restrictions.** The Association Board shall comply with Texas Property Code Section 209.0052 when awarding any bids under these construction project procedures.
13. **Waiver.** The Board retains the right to waive any of these construction project procedures, in its sole and absolute discretion, as the Board finds in the interest of the Association.
14. **Amendment.** The Board may, from time to time, by majority vote, amend these procedures.

The foregoing document was approved by majority vote at a duly called meeting of the Board of Directors on August 20, 2022, as certified by the signatures of the President and Secretary of the Association below.

Signed this 24 day of September 2022.

SAN GERONIMO AIRPARK PROPERTY  
OWNERS ASSOCIATION

  
By: Jake White, Its President

  
By: Larry Tschirhart, Its Secretary



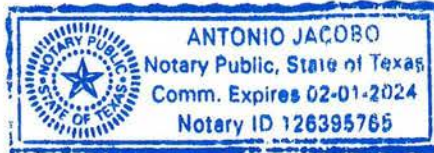
STATE OF TEXAS           §  
   §  
COUNTY OF BEXAR       §

Before me, the undersigned notary public, on this day personally appeared Jake White, President of San Geronimo Airpark Property Owners Association, known to me or proved to me by presentation to me of a governmentally-issued identification card to be one of the persons whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed it for the purposes and consideration expressed in it.

Given under my hand and seal of office the 24 day of Sept, 2022.

Antonio Jacobo  
Notary Public, State of Texas

STATE OF TEXAS           §  
   §  
COUNTY OF BEXAR       §

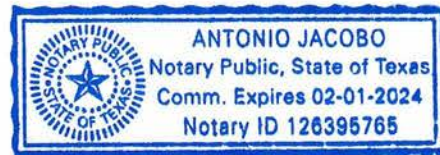


Before me, the undersigned notary public, on this day personally appeared Larry Tschirhart, Secretary of San Geronimo Airpark Property Owners Association, known to me or proved to me by presentation to me of a governmentally-issued identification card to be one of the persons whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed it for the purposes and consideration expressed in it.

Given under my hand and seal of office the 24 day of Sept, 2022.

Antonio Jacobo  
Notary Public, State of Texas

**AFTER RECORDING RETURN TO:**  
San Geronimo Airpark Property Owners Association  
15464 Culebra Road, #30  
San Antonio, TX 78253





\*VG-76-2022-20220232172\*

**File Information**

**FILED IN THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY  
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 FILED in File Number Sequence on this date and at the time stamped hereon by me and was duly RECORDED in the Official Public Record of Bexar County, Texas on:  
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*Lucy Adame-Clark*  
Lucy Adame-Clark  
Bexar County Clerk