

**RULES REGARDING MAINTENANCE SERVICES PROVIDED
BY JARDINES CORONADO CLUSTER**

The following are General Rules implementing the provisions of the Supplementary Declaration of Covenants and Restrictions (the "Covenants") of the Jardines Coronado Cluster (sometimes referred to herein as the "Association") which are of record in Book 1125, Page 0414, of the Real Property Records of El Paso County, Texas, and particularly of the First Amendment to the Covenants, which is of record in Book 2506, Page 02056, of the Real Property Records of El Paso County, Texas.

These Rules, approved this 28 day of June, 2018, by the Jardines Coronado Cluster Committee, and approved by the Board of Directors of the Coronado Country Club Estates Community Association, Inc., are made in accordance with Article III, Section 19 of the Covenants.

WITNESSETH:

- 1) This Rule is meant to be used in regard to Article II, Section b(4) of the Covenants, as amended on December 1, 1992, and is intended to describe the implementation of that Section of the Covenants. This Rule is:
 - a) Cluster assessments shall be used to provide services to each Lot, as are described in Article II, Section b of the Covenants, as amended, but Cluster assessments shall not be used to repair any damage caused by tree roots, whether to the Lot on which the tree is located or to other real property. The owner of the Lot shall be responsible for the repair of any tree root damage caused by trees located on that Lot owner's property.
 - b) Cluster assessments shall not be used to pay for the removal of any tree located on a Lot in the Jardines Coronado Cluster, even if that tree is located in an area of the Lot which the Association maintains. The owner of the Lot shall be responsible for the removal of any such tree.
- 2) This Rule is meant to describe the relative obligations of the Lot owner and the Association regarding repairs needed to be made to sewer lines whether located on or below the property owned by the Lot owner, or on or below property owned by the Association, but that service only that Lot. This Rule is:
 - a) Cluster assessments shall not be used to pay for repairs necessary to a sewer or lateral sewer line running on or below a Lot or running from a Lot owner's house, or other improvements located on the Lot, to the main sewer line in the street, which sewer line or lateral sewer line services only that Lot owner's said house or other improvement. The owner of the Lot shall be responsible for such repairs, including any cost for repairs to the street necessary as a result of the repairs to the lateral sewer line.
- 3) This Rule is meant to describe the relative obligations of the Lot owner and the Association regarding replacement of shrubs and bushes located on the property owned by a Lot owner. This Rule is:
 - a) Flowers and potted plants located on a Lot are to be maintained by the Lot owner. Shrubs

and bushes located on a Lot between the street and the front of each home are to be maintained by the Association. If these shrubs or bushes are to die, the Lot owner is responsible for replacing such shrubs or bushes. If the Association plants shrubs or bushes to conceal utility boxes or for any other purpose, the Association will be responsible for the replacement of these shrubs or bushes when necessary.

Duly approved and recommended by a unanimous vote of the Cluster Committee for Jardines Coronado Cluster of the Coronado Country Club Estates Community Association, Inc.; and approved by a two-thirds (2/3) affirmative vote of the Board of Directors of the Coronado Country Club Estates Community Association, Inc., following a public hearing for which due notice was provided to all members of the said Jardines Coronado Cluster.

Recommended:

JARDINES CORONADO CLUSTER COMMITTEE

C. Antonio Jesus, President

Approved:

JARDINES CORONADO CLUSTER COMMITTEE

C. Antonio Jesus, President

Approved:

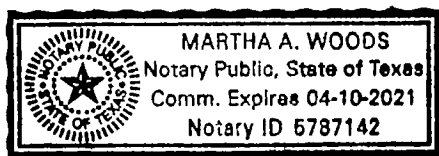
BOARD OF DIRECTORS, CORONADO COUNTRY CLUB ESTATES COMMUNITY ASSOCIATION, INC.

Chris Johnston, President

THE STATE OF TEXAS §
 §
COUNTY OF EL PASO §

BEFORE ME, the undersigned authority, on this day personally appeared C. Antonio Jesus, President of the Jardines Coronado Cluster Committee, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same for the purposes and consideration, and in the capacity, therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, on this 28 day of June 2018.

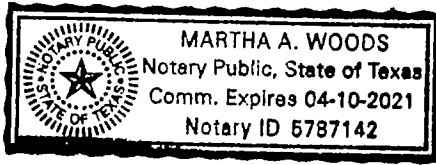


Martha A. Woods
Notary Public in and for the State of Texas
My commission expires: 4-10-2021

THE STATE OF TEXAS §
 §
COUNTY OF EL PASO §

BEFORE ME, the undersigned authority, on this day personally appeared Chris Johnston, President of the Board of Directors, Coronado Country Club Estates Community Association, Inc., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same for the purposes and consideration, and in the capacity, therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, on this 28 day of June 2018.



Martha A. Woods
Notary Public in and for the State of Texas
My commission expires: 4-10-2021

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El Paso County
Dalia Briones
County Clerk
Fees \$34.00

MM

I hereby certify that this instrument was filed on the date and time stamped
hereon by me and was duly recorded by document number in the Recording
Division of Real Property in El Paso County.



EL PASO COUNTY, TEXAS

Dalia Briones