

Notice of Dedicatory Instruments
for
Lafayette Place Home Owners Association

THE STATE OF TEXAS §
 §
COUNTY OF BEXAR §

The undersigned, being the President of Lafayette Place Home Owners Association ("Association"), a property owners' association as defined in Section 202.001 of the Texas Property Code hereby certifies as follows:

1. Property: The Property to which the Notice applies is described as follows:
 - a. Lafayette Place (A Condominium) Tract One, in Bexar County, Texas according to the map or plat thereof recorded in Volume 5940, Page 136 on September 4, 1968 in the Plat Records of Bexar County, Texas and all amendments to or replats of said maps or plats, if any.
 - b. Lafayette Place (A Condominium) Tract Two, in Bexar County, Texas according to the map or plat thereof recorded in Volume 6700, Page 20-21 on January 27, 1972 in the Plat Records of Bexar County, Texas and all amendments to or replats of said maps or plats, if any.

2. Restrictive Covenants: The description of the documents imposing restrictive covenants on the Property, the amendments to such documents, and the recording information for such documents are as follows:
 - a. Documents:
 - i. Declaration of Condominium Regime for Lafayette Place, recorded as Document No. 933877, Vol. 4, Page 101 on December 14, 1978 in the Official Public Records of Bexar County, Texas.
 - ii. Declaration of Condominium Regime for Lafayette Place (Amended December 4, 1978), recorded as Document No. 981598, Vol. 4, Page 1 on December 7, 1978 in the Official Public Records of Bexar County, Texas.

3. Dedicatory Instruments: In addition to the Dedicatory Instruments identified above, the following documents are Dedicatory Instruments governing the Association:
 - a. Literature Distribution Policy

LITERATURE DISTRIBUTION POLICY
for
LAFAYETTE PLACE HOME OWNERS ASSOCIATION

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I, Robert Curtis Wade, President of Lafayette Place Home Owners Association (the "Association"), do hereby certify that the Board of Directors of the Association unanimously approved the following Literature Distribution Policy for Lafayette Place Home Owners Association (the "Policy"):

RECITALS:

1. The property encumbered by these Rules is that property restricted by the Declaration, Lafayette Place (A Condominium) (Amended December 4, 1978) recorded in the Real Property Records of Bexar County, Texas under Volume 4, Page 01, as same has been or may be amended and/or supplemented from time to time ("Declaration"), and any other property which has been or may be subsequently annexed thereto and made subject to the authority of the Association (the "Condominium").

2. The following Rules are adopted by Lafayette Place Home Owners Association (the "Association") pursuant to *Section 8.3.2* of the Declaration and *Section 82.102(a)(7)* of the Texas Property Code.

3. Section 2.6 of the Amended and Restated Bylaws of Lafayette Place Home Owners Association, recorded in the Official Public Records of Bexar County under document number 20130238921 (the "Bylaws"), grants the Board of Directors the authority to adopt these Rules for the benefit of the property and the Association to establish uniform rules for the distribution of literature within the Condominium.

4. Article IV, Section M of the Amended and Restated Rules and Regulations of the Association, recorded in the Official Public Records of Bexar County under document number 20160127237 (the "Rules and Regulations"), sets forth the policy for fines for violations and grants the Board of Directors the authority to levy fines as described therein.

5. All capitalized terms in this Policy shall have the same meanings as that ascribed to them in the Declaration unless otherwise specified in this Policy.

6. The Association does hereby adopt this Policy, which shall run with the land and be binding on all Owners within the Condominium. This Policy replaces and supersedes all prior policies relating to the distribution of literature in their entirety.

I. LITERATURE DISTRIBUTION

1. "Literature" shall mean any document including, but not limited to, pamphlets, posters, flyers, cards, postcards, packets, or any other printed or handwritten paper or collection of papers.
2. The distribution of Literature by owners, tenants, guests, or third parties in any of the Common Elements is hereby prohibited. Literature may not be attached, affixed, or hanged onto any Common Element (including but not limited to doors or doorknobs), or distributed or placed within or throughout any Common Element (including placement at the foot of doors or doorways, or upon vehicles parked in the Condominium).
3. Prohibited distribution of Literature shall be subject to the fining policy set forth by the Article IV, Section M of the Rules and Regulations of the Association. Literature distributed in violation of this Policy may be collected and discarded without notice or any compensatory damages to the individual(s) that distributed the Literature in violation of this Policy.

I hereby certify that I am the duly elected, qualified and acting President of the Association and that the foregoing Literature Distribution Policy for Lafayette Place Home Owners Association was unanimously approved by the Board of Directors as set forth above and now appears in the books and records of the Association, to be effective upon recording in the Official Public Records of Real Property of Bexar County, Texas.

TO CERTIFY which witness my hand this the 26th day of May, 2023.

LAFAYETTE PLACE HOME OWNERS ASSOCIATION

By: Robert Curtis Wade

Printed: [Signature]

Its: President

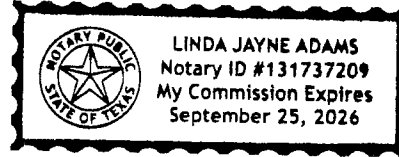
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BEFORE ME, the undersigned notary public, on this 26th day of May, 2023 personally appeared, ROBERT CURTIS WADE the President of Lafayette Place Home Owners Association, known to me to be the person whose name is subscribed to the foregoing instrument,

and acknowledged to me that he executed the same for the purpose and in the capacity therein expressed.



Notary Public in and for the State of Texas



File Information

**eFILED IN THE OFFICIAL PUBLIC eRECORDS 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 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: 2/16/2024 1:54 PM



Lucy Adame-Clark
Lucy Adame-Clark
Bexar County Clerk