

**BENTLEY MANOR HOMEOWNERS ASSOCIATION
GREENBELT MAINTENANCE AND USE POLICY**

STATE OF TEXAS §

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COUNTY OF BEXAR §

WHEREAS, Bentley Manor (the “Subdivision”) is a residential real estate development located in Shavano Park, Bexar County, Texas; and,

WHEREAS, the Subdivision is subject to certain restrictive covenants and equitable servitudes, as set forth in the Declaration of Covenants, Conditions and Restrictions for Shavano Park Subdivision Unit 17-A, recorded at Volume 8875, Page 1732, Official Public Records of Real Property of Bexar County, Texas, and the Declaration of Covenants, Conditions and Restrictions for Shavano Park Subdivision Unit 17-E, recorded at Volume 8880, Page 1879, Official Public Records of Real Property of Bexar County, Texas (hereinafter collectively “the Declarations”); and,

WHEREAS, Bentley Manor Homeowners Association (the “Association”) was formed pursuant to the Declarations to be the mandatory association of Owners of Lots in the Subdivision; and,

WHEREAS, the Associations owns Common Area for the benefit of all Owners in the Subdivision, including greenbelts; and,

WHEREAS, the greenbelts provide a natural protective barrier, facilitate drainage, and enhance the beauty of the Subdivision for all Owners; and

WHEREAS, Article IV, Section D of the Declarations provide that, “no maintenance, trimming, cutting or removal of any vegetation situated in the common areas may be undertaken by our on behalf of an Owner” by anyone other than a person authorized to do so, and that “no permanent or temporary storage of any personal property or material shall be permitted in the Common Areas”; and,

WHEREAS, the Board of Directors wishes to establish a policy concerning the maintenance and use of the greenbelts; and,

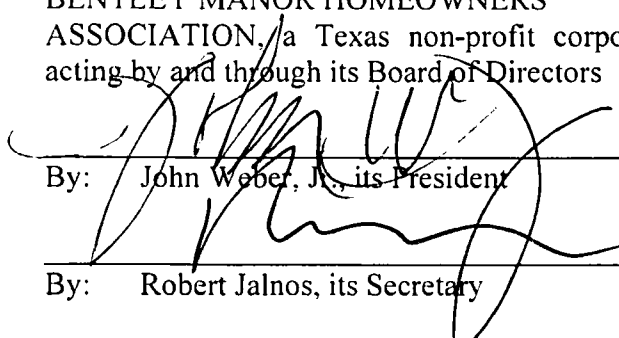
WHEREAS, the Board of Directors has delegated to the Architectural Control Committee (the “ACC”) of the Association the responsibility for oversight of the maintenance and use of the greenbelts;

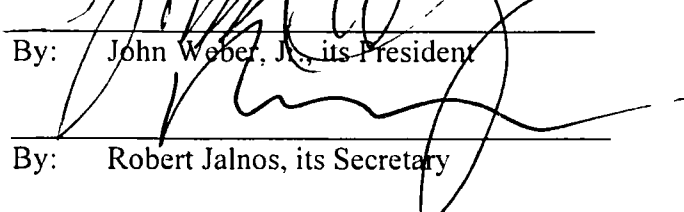
NOW, THEREFORE, BE IT, AND IT IS HEREBY, RESOLVED THAT:

1. No alteration to any vegetation in the greenbelts is allowed without the approval of the ACC;
2. No Owner shall use any greenbelt for ingress and/or egress by any vehicle or construction equipment without approval of the ACC;
3. Requests to remove dead wood and remove tree growth which may cause damage to existing structures will generally be viewed favorably, but under no circumstances are existing plants or trees to be removed without the approval of the ACC;
4. New plantings in the greenbelt maybe done only with the approval of the ACC;
5. The greenbelts shall not be used for placement or storage of any personal property, such as lawn furniture, barbecue grills, decorations or recreational equipment; and,
6. There should be no alteration to the drainage patterns of the greenbelts without the prior written approval of the ACC.

The foregoing was adopted by majority vote of the Board of Directors of the Association, as certified by the signatures below of the President and Secretary of the Association, to be effective upon this Policy being recorded in the Official Public Records of Bexar County, Texas.

BENTLEY MANOR HOMEOWNERS
ASSOCIATION, a Texas non-profit corporation,
acting by and through its Board of Directors

By:  John Weber, Jr., its President

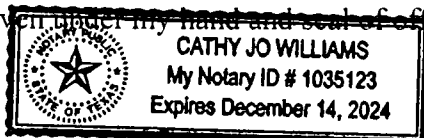
By:  Robert Jalnos, its Secretary

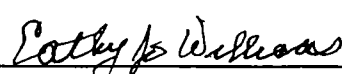
STATE OF TEXAS §

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COUNTY OF BEXAR §

Before me, the undersigned notary public, on this day personally appeared John Weber, Jr., President of Bentley Manor Homeowners Association, known to me or proved to me by presentation to me of a governmentally-issued identification card to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that they executed it for the purposes and consideration expressed in it.

Given under my hand and seal of office the 15th day of March, 2024.

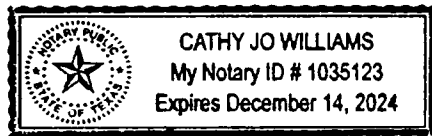



Notary Public, State of Texas

STATE OF TEXAS §
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COUNTY OF BEXAR §

Before me, the undersigned notary public, on this day personally appeared Robert Jalnos, Secretary of Bentley Manor Homeowners Association, known to me or proved to me by presentation to me of a governmentally-issued identification card to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that they executed it for the purposes and consideration expressed in it.

Given under my hand and seal of office the 15th day of March, ²⁰²⁴2023.



Cathy Jo Williams
Notary Public, State of Texas

AFTER RECORDING RETURN TO:
Bentley Manor Homeowners Association
c/o Tom L. Newton, Jr.
Allen, Stein & Durbin, P.C.
6243 IH 10 West, Suite 700
San Antonio, TX 78201

5323.0001.2519212

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: 3/19/2024 1:08 PM



Lucy Adame-Clark
Lucy Adame-Clark
Bexar County Clerk