

**SUMMERGLEN PROPERTY OWNERS ASSOCIATION, INC.
CODE OF CONDUCT RULES
(BOARD & COMMITTEES)**

STATE OF TEXAS §
 §
COUNTY OF BEXAR§

These Code of Conduct Rules (Board & Committees) (the "Rules") were duly adopted by the Board of Directors (the "Board") of Summerglen Property Owners Association, Inc. (the "Association") at an open meeting of the Board at which a quorum was present.

WHEREAS, Article V, Section 5.4(A) of the following Dedicatory Instruments authorizes the Association, and the Board on behalf of the Association to make, establish and promulgate Summerglen Rules as it deems property covering any and all aspects of its functions:

- (i) Declaration of Covenants, Conditions and Restrictions for Summerlin, Unit 1, recorded in Volume 7578, Page 1138, Official Public Records of Real Property of Bexar County, Texas;
- (ii) First Amendment of Declaration of Covenants, Conditions and Restrictions for Summerlin, Unit 1, recorded in Volume 7604, Page 63, Official Public Records of Real Property of Bexar County, Texas;
- (iii) Second Amendment of Declaration of Covenants, Conditions and Restrictions for Summerglen, Unit-1, and First Amendment of Declaration of Covenants, Conditions and Restrictions for Summerglen, Unit -2A, Unit-2B, Unit-3, Unit-3A, Unit 4 and Unit-5, (Planned Unit Development), Bexar County, Texas, recorded as Document Number 20010186816 in the Official Public Records of Real Property of Bexar County, Texas;
- (iv) Third Amendment of Declaration of Covenants, Conditions and Restrictions for Summerglen, Unit-1, and Second Amendment of Declaration of Covenants, Conditions and Restrictions for Summerglen, Unit -2A, Unit-2B, Unit-3, Unit-3A, Unit 4 and Unit-5, (Planned Unit Development), Bexar County, Texas, recorded as Document Number 20030306722 in the Official Public Records of Real Property of Bexar County, Texas;
- (v) Fourth Amendment of Declaration of Covenants, Conditions and Restrictions for Summerglen, Unit-1, and Third Amendment of Declaration of Covenants, Conditions and Restrictions for Summerglen, Unit -2A, Unit-2B, Unit-3, Unit-3A, Unit 4 and Unit-5, (Planned Unit Development), and First Amendment of Declaration of Covenants, Conditions and Restrictions for Summerglen, Unit-5A, (Planned Unit Development), Bexar County, Texas, recorded as Document Number 20220286384 in the Official Public Records of Real Property of Bexar County, Texas;
- (vi) Declaration of Covenants, Conditions and Restrictions for Summerglen, Unit-2A, (Planned Unit Development), Bexar County, Texas, recorded in Volume 7831, Page 535, Official Public Records of Real Property of Bexar County, Texas;

- (vii) Declaration of Covenants, Conditions and Restrictions for Summerglenn, Unit-2B, (Planned Unit Development), Bexar County, Texas, recorded in Volume 7980, Page 296, Official Public Records of Real Property of Bexar County, Texas;
- (viii) Declaration of Covenants, Conditions and Restrictions for Summerglenn, Unit-3, (Planned Unit Development), Bexar County, Texas, recorded in Volume 8157, Page 1425, Official Public Records of Real Property of Bexar County, Texas;
- (ix) Declaration of Covenants, Conditions and Restrictions for Summerglenn, Unit-3A, (Planned Unit Development), Bexar County, Texas, executed on July 11, 2000, recorded in Volume 8487, Page 0772, Official Public Records of Real Property of Bexar County, Texas;
- (x) Declaration of Covenants, Conditions and Restrictions for Summerglenn, Unit-4 (Planned Unit Development), Bexar County, Texas, recorded in Volume 8621, Page 92, Official Public Records of Real Property of Bexar County, Texas;
- (xi) Declaration of Covenants, Conditions and Restrictions for Summerglenn, Unit-5, (Planned Unit Development), Bexar County, Texas, recorded in Volume 8507, Page 1766, Official Public Records of Real Property of Bexar County, Texas;
- (xii) Declaration of Covenants, Conditions and Restrictions for Summerglenn, Unit-5A-1, (Planned Unit Development), Bexar County, Texas, recorded in Volume 10440, Page 403, Official Public Records of Real Property of Bexar County, Texas;
- (xiii) First Amendment of Declaration of Covenants, Conditions and Restrictions for Summerglenn, Unit-5A-1, (Planned Unit Development), Bexar County, Texas, recorded in Volume 10605, Page 1045, Official Public Records of Real Property of Bexar County, Texas; and
- (xiv) Declaration of Covenants, Conditions and Restrictions for Summerglenn, Unit-5A-4, (Planned Unit Development), Bexar County, Texas, recorded in Volume 14271, Page 1494, Official Public Records of Real Property of Bexar County, Texas (collectively, the "Declaration").

WHEREAS, the Board of the Association hereby adopts these Rules in order to set forth the code of conduct expected of all directors serving on the Board and all committee members serving on any committee of the Association.

WHEREAS, in the event of a conflict between the terms of these Rules and any previously adopted rules, regulations and/or policies addressing the code of conduct of directors or committee members, these Rules shall control.

NOW, THEREFORE, IT IS RESOLVED, that the following Rules are hereby adopted by the Board:

I. CODE OF CONDUCT

Board members and committee members of the Association are representatives of the Summerglenn community and as such should represent a high standard of conduct and cooperation with other Board members, committee chairs and members, management, and residents during all meetings, events, and deliberations. The standard is represented by the following tenets.

1. Board members should:

- 1.1 Familiarize themselves with the Association's Dedicatory Instruments (as that term is defined by Section 202.001(1) of the Texas Property Code) and work within the parameters of all such Dedicatory Instruments.
 - 1.2 Treat other Board members, the audience, committee members, and management with courtesy and respect always.
 - 1.3 Always speak with one voice on adopted Board decisions, even if the Board member was in the minority regarding actions that may not have obtained unanimous consent.
 - 1.4 In relation to the Association entering any contract with a company, disclose a financial interest held by the Board member or a financial interest held in the company by any person related to the Board member.
 - 1.5 Refrain from taking actions that have not been approved by at least a majority of the Board unless decision-making authority on a specific matter (which would not otherwise require a vote of the Board in accordance with the Dedicatory Instruments or state law) has been delegated to a specific Board member.
 - 1.6 Remain objective in decisions and act in the best interests of the Association.
 - 1.7 Acknowledge prior or current relevant personal or business relationships before sharing an opinion on any issue under discussion.
 - 1.8 Prepare for meetings by reading all reports and presentations before the meeting.
 - 1.9 Research specific issues and questions with management prior to meetings and provide advance notice of any issues to be raised in open meetings.
 - 1.10 Make every attempt to alert Board and committee members and management about issues and requests prior to an open meeting.
 - 1.11 Attend regularly scheduled Board meetings in person, or virtually in the case of virtual meetings.
 - 1.12 Attend training and put forth a good faith effort to participate in training and will consider and follow expert advice.
2. Board Members should refrain from:
- 2.1 Discussing or sharing committee or Board business via social media or with the public, press, or other news outlets outside the parameters of any social media policy that may be adopted or as specifically established by the Board.

- 2.2 Misrepresenting known facts in any issue involving Association business.
- 2.3 Using foul or vulgar language or becoming aggressive toward one another, committee members, owners/ residents, management, or any person at any time while serving as a representative of the community and Association.
- 2.4 Acting in the interests of a specific resident or business unless that interest is representative of the larger community, and only if the Board member does not have a personal or business relationship with that specific resident or business.
- 2.5 Voting on any issue which the Board member has, or previously had, business or close personal relationship.
- 2.6 Soliciting or accepting, either directly or indirectly, gifts, gratuities, favors, loans, or any other thing of monetary value greater than \$50.00 from a person or entity that is engaged in business with or seeking business from the Association.
- 2.7 Soliciting or accepting, either directly or indirectly, gifts, gratuities, favors, loans, or any other thing of monetary value made by a person or entity with an intent to influence decisions or actions on any Association matter.
- 2.8 Disclosing or producing confidential, privileged, private, or executive session information or documentation to any person outside of the Board including, but not limited to, spouses, partners, residents, family members, guests, and media.
- 2.9 Using Association resources including professional resources such as legal counsel for personal or political gain.
- 2.10 Misusing information relating to the Association and/or the Summerglen subdivision.
- 2.11 Using Association funds for personal objectives, benefit, or gain.

Committee members should:

- 3.1 Familiarize themselves with the Association's Dedicatory Instruments and work within the parameters of all such Dedicatory Instruments.
- 3.2 Treat other committee members, Board members, and management with courtesy and respect always.
- 3.3 Always speak with one voice on adopted committee decisions, even if the committee member was in the minority regarding actions that may not have obtained unanimous consent.

- 3.4 Refrain from taking actions beyond those actions authorized by the Dedicatory Instruments recorded in Bexar County, Texas, or the committee charter, if applicable, identifying the scope of the authority of the committee.
 - 3.5 Remain objective in decisions and act in the best interests of the Association.
 - 3.6 Acknowledge prior or current relevant personal or business relationships before sharing an opinion on any issue under discussion.
 - 3.7 Prepare for meetings by reading all reports and presentations before the meeting.
 - 3.8 Research specific issues and questions with management prior to meetings and provide advance notice of any issues to be raised in open meetings.
 - 3.9 Attend regularly scheduled committee meetings in person, or virtually in the case of virtual meetings.
 - 3.10 Keep minutes of committee meetings and forward to management.
 - 3.11 When requested by the Board or management, make, and issue written reports of the committee and forward to management.
 - 3.12 Attend training and put forth a good faith effort to participate in training and will consider and follow expert advice.
4. Committee Members should refrain from:
- 4.1 Discussing or sharing committee or Board business via social media or with the public, press, or other news outlets outside the parameters of any social media policy that may be adopted or as specifically established by the Board.
 - 4.2 Misrepresenting known facts in any issue involving Association business.
 - 4.3 Interfering with management, contractors, vendors, and suppliers.
 - 4.4 Using foul or vulgar language or becoming aggressive toward one another, Board members, owners/residents, management, or any person at any time while serving as a representative of the community and Association.
 - 4.5 Acting in the interests of a specific resident or business unless that interest is representative of the larger community.
 - 4.6 Voting on any issue which the committee member has, or previously had, business or close personal relationship.

- 4.7 Soliciting or accepting, either directly or indirectly, gifts, gratuities, favors, loans, or any other thing of monetary value greater than \$50.00 from a person or entity that is engaged in business with or seeking business from the Association.
- 4.8 Soliciting or accepting, either directly or indirectly, gifts, gratuities, favors, loans, or any other thing of monetary value made by a person or entity with an intent to influence decisions or actions on any Association matter.
- 4.9 Disclosing or producing confidential, privileged, private, or executive session information or documentation to any person outside of the Board including, but not limited to, spouses, partners, residents, family members, guests, and media.
- 4.10 Using Association resources including professional resources such as legal counsel for personal or political gain.
- 4.11 Misusing information relating to the Association and/or the Summer Glen subdivision.
- 4.12 Using Association funds for personal objectives, benefit, or gain.

I hereby certify that, as President of the Summer Glen Property Owners Association, Inc. the foregoing Code of Conduct Rules (Board & Committees) was approved at a meeting of the Board of Directors at which a quorum was present.

SUMMER GLEN PROPERTY OWNERS
ASSOCIATION, INC., a Texas non-profit
corporation

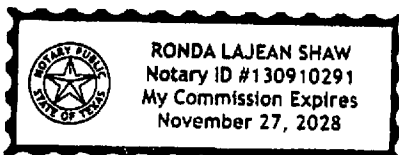
By: Nadine Reasoner

Printed: NADINE REASONER

Its: President

THE STATE OF TEXAS §
COUNTY OF BEXAR §

BEFORE ME, the undersigned notary public, on this 20th day of May, 2025 personally appeared Nadine Reasoner, the President of the Summer Glen Property Owners Association, Inc., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that s/he executed the same for the purpose and in the capacity therein expressed.



[Signature]
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: 5/30/2025 9:44 AM



Lucy Adame-Clark
Lucy Adame-Clark
Bexar County Clerk