

KISSING TREE®

SAN MARCOS, TEXAS

THIRD SUPPLEMENT TO POLICY MANUAL

A Master Planned Community in Hays County, Texas

Declarant: Carma Paso Robles LLC, a Texas limited liability company

Cross reference to: **Kissing Tree Master Covenant**, recorded as Document No. 16036339 in the Official Public Records of Hays County, Texas, as may be amended from time to time; the **Kissing Tree Policy Manual**, recorded under Document No. 16036506 of the Official Public Records of Hays County, Texas, as may be amended from time to time; the **First Supplement to Policy Manual**, recorded under Document No. 19007297 of the Official Public Records of Hays County, Texas, as may be amended from time to time; and that certain **Second Supplement to Policy Manual**, recorded under Document No. 16036506 of the Official Public Records of Hays County, Texas, as may be amended from time to time.

In the event of a conflict between the terms and provisions of the Documents (as defined in the Master Covenant) or any policies adopted by the Board prior to the effective date of this instrument, the terms and provisions of this instrument shall control.

[EXECUTION PAGE TO THIRD SUPPLEMENT TO POLICY MANUAL]

CARMA PASO ROBLES LLC, a Texas limited liability company, as the Declarant under Kissing Tree Master Covenant, recorded as Document No. 16036339 in the Official Public Records of Hays County, Texas, as amended, certifies that this Third Supplement to Policy Manual was duly adopted by a Majority of the Board and approved by Declarant.

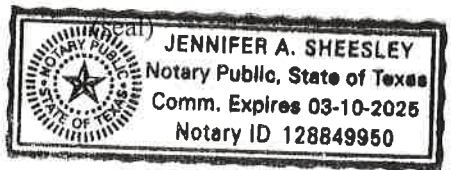
IN WITNESS WHEREOF, the undersigned has executed this certificate on the 14TH day of FEBRUARY, 2022.


CARMA PASO ROBLES LLC,
A Texas limited liability company

By: 
Chad Matheson, Chief Financial Officer

THE STATE OF TEXAS §
 §
COUNTY OF TRAVIS §

This instrument was acknowledged before me on this 14th day of February, 2022, by Chad Matheson, Chief Financial Officer of Carma Paso Robles LLC, a Texas limited liability company, on behalf of said limited liability company.




Notary Public, State of Texas

KISSING TREE[®]

SAN MARCOS, TEXAS

THIRD SUPPLEMENT TO POLICY MANUAL

This Third Supplement to Policy Manual (“**Third Supplement**”) for Kissing Tree is made by the Board of Directors of Kissing Tree Master Community, Inc., a Texas corporation (“**Association**”) and approved by Carma Paso Robles LLC, a Texas limited liability company (“**Declarant**”) and is as follows:

RECITALS:

Declarant, pursuant to that certain Kissing Tree Master Covenant, recorded as Document No. 16036339 in the Official Public Records of Hays County, Texas (the “**Master Covenant**”), adopted that certain Kissing Tree Policy Manual, recorded under Document No. 16036506 of the Official Public Records of Hays County, Texas (“**Policy Manual**”).

Pursuant to Article III of the Policy Manual, a Majority of the Board, upon approval by the Declarant, may adopt a Supplement to the Policy Manual to include the documents being changed or added to in the Policy Manual and to cause such Supplement to the Recorded.

A Majority of the Board, with the approval of the Declarant, desires to adopt the *Facilities Access Devices Policy* to be included as Attachment 13 to the Policy Manual as set forth in this Third Supplement.

NOW THEREFORE, the *Facilities Access Devices Policy* set forth below is hereby adopted and added as Attachment 13 to the Policy Manual as follows:

ATTACHMENT 13 KISSING TREE MASTER COMMUNITY, INC. FACILITIES ACCESS DEVICES POLICY

Terms used but not defined in the policy will have the meaning subscribed to such terms in that certain Kissing Tree Master Covenant, recorded as Document No. 16036339 in the Official Public Records of Hays County, Texas and that certain Kissing Tree Policy Manual, recorded under Document No. 16036506, in the Official Public Records of Hays County, Texas, each as the same may be amended from time to time.

1. Access Card and Eligibility. A BRIVIO access card, or other similar security access card, will provide access during normal operating hours to the Fitness Center, Swim Center, or other Club Facilities. To be eligible for an access card, you must reside in Kissing Tree; be listed as resident on a current Age Verification Survey (resident status requires occupancy duration of 6 months or longer); and complete the Community Registration Form and Usage Release Agreement.
2. Access Card Information and Fee. Access cards will be printed with resident’s name, address, and photo. The cost for an original access card is \$50.00, payable by check to Kissing Tree Master Community.
3. Replacement Access Card. If a replacement card is needed because it was damaged or no longer works, the cost to replace the access card is \$25.00 but only if the damaged card is exchanged for a new access card. If an access card is lost and a replacement is needed, the cost to replace the access card is \$50.00. The original card will be deactivated.
4. Use of Access Card. Access cards must not be used by anyone other than the person to whom they are issued. If an access card is found in the possession of someone other than the access card owner, without the owner present, access card will be immediately deactivated, and resident will be charged \$100.00 for access card reactivation.