

STATE OF TEXAS §

COUNTY OF TRAVIS §

AMENDMENT TO RULES
OF
STEINER RANCH RESIDENTIAL OWNERS ASSOCIATION, INC.

Document reference. Reference is hereby made to that certain Restatement of Master Declaration of Covenants, Conditions and Restrictions for Steiner Ranch Residential Areas, filed at Volume 10920, Page 1 of the Real Property records of Travis County, Texas (together with all supplements and amendments, the "Declaration").

WHEREAS owners of lots subject to the Declaration are automatically made members of Steiner Ranch Residential Owners Association, Inc. (the "Association");

WHEREAS Section 5.04(A) of the Declaration authorizes the Association, acting through its Board of Directors (the "Board"), to adopt rules for the Association, so long as same are not in conflict with the Declaration;

WHEREAS Section 7.06 establishes a lien in favor of the Association against the lots governed by the Declaration to secure the payment of assessments and other sums due the Association from lot owners, and said Section 7.06 further authorizes the Association to foreclose its lien non-judicially in like manner as a mortgage on real property; and


WHEREAS the Board desires to adopt rules to clarify certain matters with regard to how any such non-judicial foreclosure sale is to be conducted;

THEREFORE the Association, acting through its Board, has adopted the following rules.

1. Power of Sale and Appointment of Agents/Substitute Trustees

In conjunction with its authority to non-judicially foreclose its lien against a lot in like manner as a mortgage on real property, the Association is vested with a power of sale. The President of the Association shall act as trustee for any such sale. The President shall have the authority to designate agents and/or substitute trustees to exercise the Association's power of sale in conjunction with a non-judicial foreclosure of the Association's lien. The President does hereby grant to Niemman & Heyer, L.L.P. of Austin, Texas, acting through its attorneys, employees, and/or other persons designated by such firm (collectively, the "Agents/Substitute Trustees"), the lawful authority to exercise the Association's power of sale in conjunction with any non-judicial foreclosure action brought on behalf of the Association by such firm. Such Agents/Substitute Trustees shall have the authority to so act on behalf on the Association unless and until the authority granted hereunder is revised or terminated by a subsequent resolution of the Board executed by the President of the Association, which may, but need not be, filed in the Official Public Records of Travis County, Texas.

STEINER RANCH RESIDENTIAL OWNERS ASSOCIATION, INC.
Acting by and through its Board of Directors


Name: Philip C. Busker
Title: Secretary

[NOTARY BLOCK ON FOLLOWING PAGE]

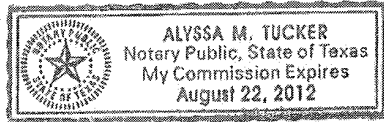
Acknowledgement

STATE OF TEXAS §

COUNTY OF TRAVIS §

This instrument was executed before me on the 5th day of January, 2009, by Philip C. Busker in the capacity stated above.

Alyssa M. Tucker
Notary Public, State of Texas



After recording, please return to:

Nieman & Heyer, L.L.P.
Attorneys At Law
Westgate Building, Suite 313
1122 Colorado Street
Austin, Texas 78701

Fileserver:COLLECTIONS:Substitute Trustee Resolutions:SRROA.doc

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Dana Debeauvoir



DANA DEBEAUVOIR, COUNTY CLERK
TRAVIS COUNTY, TEXAS

January 12 2010 03:29 PM

FEE: \$ 20.00 2010004866