

FOUR SEASONS FARM
HOMEOWNER'S ASSOCIATION

*A charming community in Kyle, Texas
just off IH-35 & FM 150 East*

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c/o Goodwin Management, Inc.
11149 Research Blvd., Ste. 100
Austin, Texas 78759

ACTION BY UNANIMOUS WRITTEN CONSENT OF THE BOARD OF DIRECTORS OF FSFCA, INC.

The undersigned, being all of the members of the Boards of Directors of FSFCA, Inc., a Texas corporation, (the "Corporations") do hereby, consent to and approve the following resolutions and each and every action affected thereby by unanimous written consent:

OFFICERS

RESOLVED, that, upon consideration of all relevant facts and circumstances, the designations of the following individuals as Officers the Corporation as of June 18, 2008 (the positions of such individuals as of such date being set forth next to their respective names) be, and hereby are, ratified and approved in all respects:

Name	Position
Nathan Harris	President
Robert W. McDonald, III	Vice President
Nola K. Plumb	Secretary and Treasurer

OMNIBUS RESOLUTIONS

RESOLVED, that each of the President, Vice President, Treasurer, and Secretary of the Corporations (each an "Authorized Officer" and together and "Authorized Officers"), be, and each of them hereby is, authorized and empowered to execute and deliver such documents and instruments, and to do such other acts and things as such Authorized Officer may deem necessary or appropriate to implement the foregoing resolutions; and further

RESOLVED, that the Authorized Officers, be and each of them hereby is, authorized, empowered and directed, in the name of and on behalf of the Corporation, to do and perform, or cause to be done and performed, any and all such acts, deeds and things, to make, execute and deliver, or cause to be made, executed and delivered, an and all instruments, certificates, documents and agreement and to take any and all actions as may be necessary or in their opinion desirable to carry into effect the intent and purpose of the foregoing resolutions and the transactions contemplated thereby; and the execution by such Authorized Officers of any such agreement, undertaking, document, instrument or certificate or the payment of any such fees and expenses or the engagement of such persons or the doing by them or any act in connection with the foregoing matters shall conclusively establish their authority therefore and the approval and ratification of the agreements, undertakings, documents instruments or certificates so executed, the expenses so paid and the actions so taken; and further

RESOLVED, that all actions previously taken by the officers and directors of the corporations, or any of them, in connection with the foregoing resolutions through the date hereof are hereby adopted, ratified, confirmed and approved in all respects.

NUMBER OF DIRECTORS

RESOLVED, the number of Directors will be increased from three (3) to five (5), after this first year, at the next annual Homeowners Association ("HOA") Meeting in 2009.

MEETINGS

RESOLVED, Four Seasons Farm will have a Community Meeting on Tuesday, July 8, 2008 at 7:00 p.m. This will be the start of our quarterly Community meetings. Everyone from the Community is invited to attend, not just Home Owners. Thereafter, the meetings will be held on the 3rd Tuesday of the last month of each quarter, starting with September 16, 2008. Directors Meetings will follow shortly after each community meeting, for the first year, in order to act on any issues which may be brought up at the meetings. And, the HOA Meeting will remain annually.

FURTHER RESOLVED, that the Board hereby adopts, approves and ratifies the following schedule of regular meetings of the Boards for the balance of calendar year 2007, which shall be in addition to any special meetings of the Boards as may be called by the Boards from time to time in accordance with the bylaws of each of the Corporations:

September 17, 2008 - 7:00 p.m.
December 17, 2008 - 7:00 p.m.

HOA WEBSITE AND NEWSLETTER

RESOLVED, that the HOA newsletter will be delivered quarterly after the July 2008 edition. The HOA website will be the main source of information for Four Seasons Farm.

COMMITTEES

RESOLVED, that there will be seven additional Committees, in addition to the Modification Committees which are already formed in accordance with the Bylaws, for the Four Seasons Farm Community. Each committee will have an Officer-in-Charge, Coordinator, and Assistant Coordinator which will come from our community volunteers. The Officer-in-Charge will be a Director. An Officer-in-Charge was assigned to each committee. The Committees, including their purposes, are as follows:

1. MODIFICATION COMMITTEE

- Officer-in-Charge [Director]: Robert McDonald, III
- Coordinator:
- Assistant Coordinator:

Purpose: The committee evaluates potential residential modifications. Further, information on this committee can be found in the Bylaws.

2. COMMUNICATION COMMITTEE

- Officer-in-Charge [Director]: Nola K. Plumb
- Coordinator:
- Assistant Coordinator:

Purpose: The committee is responsible for communicating association-related information to association members.

- a. Produce and distribute the FSFHOA Newsletter;
- b. Create and maintain the Association's web site;
- c. Maintain the FSFHOA Address Book (address, telephone, and e-mail) (coordinate information with the Management Company);
- d. Generate revenue for the Association by securing Website and Newsletter advertising;
- e. Necessary e-mails to Association Members;
- f. Ensure that the Association's communications are professionally done and easily accessible to all members;
- g. Publish Calendar of Events (from Social Committee) & Meetings;
- h. Publish alert links (from Neighborhood Watch Committee); and,
- i. Accept nominations and determine Neighbor of the Month

3. SOCIAL COMMITTEE

- Officer-in-Charge [Director]: Nola K. Plumb
- Coordinator:
- Assistant Coordinator:

Purpose: The committee plans a wide variety of events and activities throughout the year for the Association members.

- a. The events may include, but are not limited to, mixers, street/block parties, holiday party, Bonko night, Texas hold'em games, wine tastings, various outings, yard/garage sale fundraisers, National Night Out, Easter egg hunt, scrap-booking, parade participation, end of Summer Bash, and CPR classes.
- b. Create and maintain Calendar of Events (for Communication Committee).

4. NEIGHBORHOOD WATCH

- Officer-in-Charge [Director]: Nathan Harris
- Coordinator:
- Assistant Coordinator:

Purpose: The committee is dedicated to working with law enforcement in an effort to reduce criminal activities and make our community safer. It also provides assistance, when possible, to neighbors in need.

- a. Safety signs;
- b. Watches;
- c. Alerts (links posted on HOA website);
- d. Emergency preparedness; and,
- e. Helping hand.

5. BEAUTIFICATION COMMITTEE

- Officer-in-Charge [Director]: Nathan Harris
- Coordinator:
- Assistant Coordinator:

Purpose: The committee is dedicated to making FSF more beautiful.

- a. Yard of the Month;
- b. Lot mowing issues (works with Management Company);
- c. Yard complaints (works with Management Company);
- d. Clean up lake area (with help of Youth Group /Developers/ City);
- e. Street lights;
- f. Clogged drains;
- g. Christmas Deco contest;
- h. Park development information; and,
- i. FSF community areas.

6. YOUTH GROUP

- Officer-in-Charge [Director]: Nathan Harris
- Coordinator:
- Assistant Coordinator:
- Jr.. Coordinator:
- Jr. Assistant Coordinator:

Purpose: The committee puts the ideas of young people to work to address important neighborhood and community needs. It gets young people involved in positive activities, with the intention of promoting positive future leaders. This group is to be carried out by young people with adults serving as supervisors.

- a. Fun things to do can include, but are not limited to, group outings, lock-in overnights, movie in the park, camping trips, and parade participations;
- b. Babysitting training;
- c. CPR classes;
- d. Competitive teams;
- e. Community Works program
- f. Create and maintain Youth Group Calendar of Events (for Communication Committee); and,
- g. Volunteer opportunities.

7. WELCOMING COMMITTEE

- Officer-in-Charge [Director]: Nola K. Plumb
- Coordinator:
- Assistant Coordinator:

Purpose: The committee is to reach out to new families upon arrival and ensure that they are made to feel welcome. The Committee provides Welcome baskets/bags to new members, which contain information about the FSFHOA, and coupons and gifts from local businesses. This committee also makes new arrivals aware of Texas , Hays County , the City of Kyle government and business entities. This committee also familiarizes the new arrival with the FSFHOA website and its contents. This is one of the easiest ways to get involved with the neighborhood, to meet your neighbors, and to let new neighbors know they have moved to the best neighborhood in Kyle.

- a. Obtain contact information (address, telephone, e-mail) of all new arrivals (for Communication Committee). If new family is a renter, also obtain owner contact information.

8. FINANCE & RESERVE COMMITTEE

- Officer-in-Charge [Director]: Nola K. Plumb
- Coordinator:
- Assistant Coordinator:

Purpose: The committee develops the budget and provides other financial analyses concerning the association's financial affairs.

- a. Assists Treasurer;
- b. Audits management company financial data monthly for HOA;
- c. Conducts reserve study when appropriate. A reserve study is one of the most valuable planning tools available to the Board of a homeowner association (HOA). It measures all HOA components that require repair and replacement within (usually) a 30- year projection period. It provides a schedule for performing each event, a budget estimate based on today's cost, and a funding plan so the Board can anticipate the cost and gather the necessary money. In essence, a reserve study provides a playbook that the Board can use to ensure the existence and solvency of the HOA in the future. (Member Limit: 4)

FURTHER RESOLVED, information regarding committees:

1. The purpose of any committee can be expanded or changed at any time with the approval of the Officer-in-Charge.
2. Any member may be removed from a Committee with or without cause by the Officer-in-Charge or by the Board of Directors.
3. Committee Coordinator and Assist Coordinator terms are for two (2) years, unless unable to do so by reason of resignation, removal, or disqualification. A vacancy of either position may be filled by the Officer-in-Charge or the Board of Directors.

4. All committees are to keep Minutes of their meetings, as well as Goals to be met.
5. It is up to the Committee to determine how often it meets, which could be monthly.

This Unanimous Written Consent may be executed in one or more counterparts, each of which will be deemed to be an original but all of which when taken together will constitute one Unanimous Written Consent.

IN WITNESS WHEREOF, the undersigned have executed this Unanimous Written Consent as of the 17 day of September, 2008.

Nathan Harris
Director

Robert W. McDonald, III
Director

Nola K. Plumb
Director