

SUN CITY TEXAS COMMUNITY ASSOCIATION, INC.
Board Actions By Unanimous Consent

WHEREAS, Section 3 of the Bylaws of Sun City Texas Community Association, Inc. ("CA") empowers the Board of Directors ("Board") to approve actions by unanimous consent;

NOW, THEREFORE, BE IT RESOLVED, that the Board approved the following items by unanimous consent since the July 24, 2008 Board meeting;

Approval of the July 24th 2008 Board Meeting Minutes* (approved 8/4/08), the August 14, 2008 Special Meeting Minutes (approved 8/15/08)*, and the September 11th 2008 Executive Session Minutes (approved 9/16/08). .

Approval of the Amendment to the EAGLE contract with the Community Association to manage for the Community Cowan Creek Golf Course once we receive this amenity from the Developer (approved 8/4/08). *

Approval to lease an Energy Management System. The CA will lease the Johnson Controls Energy Management System through National Equipment Leasing (approved 8/5/08).*

Approval to renew the Association's Bingo permit with the State of Texas Lottery and Commission for 2 years (approved 9/5/08).

Approval to change the name of the Public Safety and Security Committee to the Emergency Management Committee and adjust the charter to reflect the name change (approved 9/08/08).

Approval of the Texas Parks & Wildlife Department recommendation to trap and remove 150 deer from Sun City this fall and winter, following the Deer Population Summary and Deer Harvest Recommendation from the CA's Wildlife Biologist (approved 9/12/08).

Golf Committee Memorial Tree Policy (approved 9/12/08).

Approval of the Covenants Committee plan to place flyers promoting Open Houses at the entry house with maps to the homes rather than placing signs throughout the community during the weekends here at Sun City Texas (approved 9/12/08).

Adopted and signed this 25th day of September, 2008, at a duly constituted meeting of the Board of Directors of the Sun City Texas Community Association, Inc.

Brent Baker, President

Byron Raynie, Director

Shannon Barksdale, Vice President

Stan Willbanks, Secretary

* Issues approved by Erik Jacobson, former President of the Community Association Board of Directors. Mr. Jacobson resigned effective August 1st, 2007, and his signature was unattainable.