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OCT a O 2006

RULES OF THE PARKE AT TRAVIS COUNTRY CONDOMINIUM OWNERS ASSOCIATION, INC.

These Rules apply to the units and common elements of The Parke at Travis Country Condominiums. By owning or occupying a unit in The Parke at Travis Country Condominiums, each owner and resident agrees to abide by these Rules, as well as the obligations of owners and residents provided in the Declaration and Bylaws.

For the convenience of the owners and residents of The Parke at Travis Country Condominiums, these Rules restate some of the rules and covenants contained in the Declaration. Most of these Rules, however, are in addition to the restrictions found in the Declaration. Words and phrases defined in the Declaration shall have the same meaning when used in these Rules. In the event of a conflict between governing documents, the hierarchy of authority shall be as follows: Declaration (highest), Bylaws, these Rules (lowest).

SECTION 1. COMPLIANCE

1.1 Compliance. Each owner shall comply with the provisions of these Rules, the Declaration, the Bylaws and community policies promulgated by the board to supplement these Rules, as any of these may be revised from time to time (collectively, the "governing documents'). Each owner, additionally, shall be responsible for compliance with the governing documents by the occupants of his unit, and his or their respective invitees, tenants, agents, employees or contractors. Use of "owner" or "resident* in these Rules shall be deemed to include and apply to the owner and to all persons for whom owner is responsible. An owner should contact the board if he has a question about these Rules.

1.2 Additional Rules. Each resident shall comply with all rules and signs posted from time to time on the Condominium by the Association, including those regulating the use of recreational facilities. Such posted rules are incorporated in these Rules by reference. Each resident shall comply with notices communicated by the Association, from time to time, in the nature of seasonal or temporary rules, or notice of a change affecting use of the Condominium. Such temporary rules are incorporated in these Rules by reference.

1.3 Waver. Certain circumstances may warrant waiver or variance of these Rules. An owner must make written application to the board for such waiver or variance. If the board deems the waiver or variance warranted, the board may condition its approval, which must be in writing to be effective.

SECTION 2 - OBLIGATIONS OF OWNERS AND RESIDENTS

2.1 Safety. Each resident is solely responsible for his own safety and for the safety, well-being and supervision of his guests and any person on the Condominium to whom the resident has a duty of care, control or custody.

2.2 Damage. Each owner is responsible for any Joss or damage to his unit, other units, the personal property of other residents or their guests, or to the common elements and improvements, if such loss or damage is caused by the owner or by any person for whom the owner is responsible.

2.3 The Association Does Not Insure, Each resident is solely responsible for insuring his or her unit and all personal property in the unit and on the Condominium, including furnishings, automobile and items kept in storage areas provided by the Association, if any. Personal property placed in or on the Condominium shall be solely at the risk of resident or the owner of such personal property. The Association advises owners and residents to purchase insurance on their personal belongings.

2.4 Risk Management No resident shall permit anything to be done or kept in hrs unit or the common elements which will result in the cancellation of insurance on any common elements or which may be in violation of any law.

2.5 Reimbursement for Enforcement. An owner shall promptly reimburse the Association for any expenses incurred by the Association in enforcing the governing documents against the owner, his unit or persons for whom the owner is responsible.

2.6 Reimbursement for Damage. An owner shall promptly reimburse the Association for the cost of damage to the Condominium caused by the negligent or willful conduct of the owner or the persons for whom the owner is responsible.

SECTION 3 - GENERAL USE AND MAINTENANCE OF UNIT

3.1 Residential Use. Each unit must be used solely for single family residential use, and may not be used for commercial or business purposes. This restriction shall not prohibit a resident from using his unit for personal business or professional pursuits; provided that: (i) such use is incidental to the unit's residential use; (ii) such use conforms to all applicable laws and ordinances; (iii) there is no external evidence of such use; and (iv) such use does not entail visits to the unit by the public, employees, suppliers or clients.

3.2 Annoyance. No unit may be used in any way that: (i) may reasonably be considered annoying to occupants of neighboring units; (ii) may be calculated to reduce the desirability of the Condominium as a residential community; (ili) may endanger the health or safety of other residents; or (iv) may violate any law or any provision of the governing documents.

3.3 Maintenance. Each owner, at the owner's sole cost and expense, shall maintain the interior and exterior of the unit and keep it in good repair, including the inner, finished surfaces of the unit's perimeter walls, floors, doors and ceilings, and the appliances therein, including any entry and exit doors, windows and any patio or balcony which are appurtenant to such unit. In so maintaining the exterior of the unit, no changes from the original finishes or materials may be made without the prior written approval of the Association.

3.4 Compliance with Hazardous Material Laws. All owners and occupants shall comply with all laws, ordinances and regulations with respect to hazardous materials. No owner shall permit any hazardous materials to be stored or released anywhere in the Condominium.

A resident shall not store or maintain, anywhere on or in the Condominium (including within a unit) explosives or materials capable of spontaneous combustion or articles deemed extra hazardous to life, limb or property. Firewood shall be stored in an area that is screened from Common Area views.

3.5 **Utilities.** **Each resident shall endeavor to conserve the use of utilities furnished through the Association.**

3.6 **Parking.** **The Association may designate "visitor only" parking spaces on general common elements. No owner or occupant shall ever park In any such designated visitor spaces. Only visitors of owners and occupants shall be permitted in such designated spaces. Each owner shall use the off-street driveways which are part of the limited common elements assigned to such owner's unit for parking all vehicles owned or leased by such owner. In an effort to ensure that visitor spaces remain open for visitors and that visitor parking areas do not invite criminal activity (i.e., cars sitting in visitor parking areas may be more likely to be broken into than cars in driveways), vehicles owned or leased by owners that are regularly parked in visitors* parking will be towed. This is also an aesthetic issue as many homes look out onto guest parking areas and those homeowners do not wish to look at what can essentially become a parking lot if used by residents on a regular basis.**

On an as-needed basis, handicapped residents may park in the designated handicapped space of visitor parking provided that their vehicles show evidence of belonging to handicapped persons.

3.7 **Patio/Terrace/Balconv.** **Each resident shall keep such owner's unit and patio, terrace or balcony in a good state of cleanliness, taking care that the cleaning of such patio, terrace or balcony does not annoy or inconvenience other residents. A patio, terrace or balcony may not be enclosed for storage purposes. If the board determines that a patio, terrace, or balcony is unsightly, the owner shall be given notice by the board to correct the problem within 15 days, after which the board may take corrective action at the owner's expense. Clothes lines are prohibited.**

3.8 **Air Conditioning Equipment.** **Each owner, at such owner's sole cost and expense, shall maintain, repair, and replace the heating and cooling equipment/system serving such owner's unit.**

3.9 **Glass.** **Owners, at their sole cost and expense, shall promptly repair and replace any broken or cracked glass in such owner's unit's windows and doors.**

3.10 **Fire Lanes.** **All streets within the Parke have been designated as fire lanes by the City of Austin; curbing is painted to reflect towing zones. This restriction is intended to ensure that emergency vehicles could reach any unit if needed. As such it is illegal to leave any vehicle parked in such a zone. Vehicles found parked In fire lanes will be towed if they are not moved.**

It is hoped that residents who observe a fire lane parking violation would contact their neighbor to remind them of this restriction. If the resident does not want to take this action, they may contact any member of the Parking Committee or the Board. An attempt will be made to contact the resident either at their home or by calling their home

phone. If the resident cannot be reached, then the vehicle will be towed. All contact attempts will be reported to the property manager.

3.11 Towing. An attempt will be made to notify residents of parking violations, giving the resident an opportunity to correct the violation before towing the vehicle. In the event that a resident repeatedly violates parking rules, the Board may determine that resident as an habitual violator by sending a certified letter notifying the resident that any vehicles parked in the fire lane near their home in the future will be towed without further notice or warning,

SECTION 4 - GENERAL USE & MAINTENANCE OF COMMON ELEMENTS

4.1 Intended Use. Every area and facility in the Condominium may be used only for its intended and obvious use. For example, walkways, stairways, sidewalks and driveways are to be used exclusively for purposes of access, not for social congregation or recreation.

4.2 Grounds. Unless the board designates otherwise, residents may not use or abuse the landscaped areas, lawns, beds and plant materials on the general common elements. The following are expressly prohibited: digging, planting, pruning and climbing. Unless reserved by written permission of the board for the exclusive use of an owner or occupant, the general common elements constituting the landscaped areas and any other recreational general common elements may be used for general recreation by all of the owners or any occupant between.5:00 a.m. and 10:00 p.m. each day.

4.3 Abandoned Items. No item or object of any type shall be stored, placed or maintained anywhere on the general common elements, except by the board or with the prior written consent of the board. Items of personal property found on general common elements are deemed abandoned and may be disposed of by the board.

4.4 Gates. The entrance gates are not a security device and will remain open as determined by the board. The board will determine and advise owners of entry procedures for hours when the gates are closed.

SECTION 5 - COMMUNITY ETIQUETTE

5.1 Courtesy. Each resident shall endeavor to use his unit and the common elements in a manner calculated to respect the rights and privileges of other residents.

5.2 Annoyance. A resident shall avoid doing or permitting anything to be done that will annoy, harass, embarrass or inconvenience other residents or their guests, or the Association's employees and agents.

5.3 Noise and Odors. Each resident shall exercise reasonable care to avoid making or permitting to be made loud, disturbing or objectionable noises or noxious odors that are likely to disturb residents of other units.

5.4 Reception Interference. Each resident shall avoid doing or permitting anything to be done that may unreasonably Interfere with the television, radio, telephonic or electronic reception of others.

5.5 No Personal Service. The Association's employees and agents are not permitted or authorized to render personal services to residents. Each resident agrees that the Association is not responsible for any item or article left with or delivered to the Association's employees or agents on behalf of such resident.

5.6 Compliance with Law. Residents may not use the Condominium for unlawful activities. Residents shall comply with applicable laws and regulations of the United States and of the State of Texas, and with ordinances, rules and regulations of Austin, Texas. A resident who violates this provision shall hold the Association and other owners and residents harmless from all fines, penalties, costs and prosecutions for the resident's violation or noncompliance.

SECTION 6 - ARCHITECTURAL CONTROL

6.1 Common Elements and Units. Without the board's prior written approval, a person may not change, remodel, decorate, destroy or improve the common elements or the exterior of a unit, nor do anything to change the appearance of the common elements or a unit.

6.2 Board Approval. To obtain the board's written consent for a modification, an owner must submit to the board complete plans and specifications showing the nature, kind, shape, size, materials, colors and location for all proposed work, and any other information reasonably requested by the board. The Board may deny the request for modifications if the proposed modifications do not comply with the currently published Architectural Guidelines. The board's failure to respond to the owner's written request within forty-five (45) days after it receives the owner's request shall be construed as a denial of the proposed changes.

SECTION 7 - MISCELLANEOUS

7.1 Security. The Association may; but shall not be obligated to, maintain or support certain activities within the Condominium designed to make the Condominium less attractive to Intruders than it otherwise might be. The Association, its directors, committees, members, agents and employees, shall not in any way be considered an Insurer or guarantor of security within the Condominium, and shall not be held liable for any loss or damage by reason of failure to provide adequate security or ineffectiveness of security measures undertaken. Each owner, resident, guest and invitee on the Condominium assumes all risk for loss or damage to his person, to his unit, to the contents of his unit and to any other of his property on the Condominium. The Association expressly disclaims and disavows any and all representations or warranties, expressed or implied, including any warranty of merchantability or fitness for any particular purpose, relative to any security systems, equipment or measures recommended, installed or undertaken within the Condominium.

7.2 Right to Hearing. An owner may request in writing a hearing by the board regarding an alleged breach of these Rules by the owner or a resident of the owner's unit. The board will schedule a hearing within thirty (30) days of receiving the owner's written request. At the hearing, the board will consider the facts and circumstances surrounding the alleged violation. The owner may attend the hearing in person, or may be represented by another person or written communication.

7.3 Mailing Address. An owner who receives mail at any address other than the address of his unit shall be responsible for maintaining with the Association his current mailing address and the name and address of his mortgagee. Notifications of change of name or change of address should be clearly marked as such. All notices required to be sent to owners by the governing documents shall be sent to an owner's most recent address as shown on the records of the Association. If an owner fails to provide a forwarding address, the address of that owner's unit shall be deemed effective for purposes of delivery.

7.4 Revision. These Rules are subject to being revised, replaced or supplemented. Owners and residents are urged to contact the management office to verify the rules currently in effect on any matter of interest. These Rules shall remain effective until ten (10) days after the Association mails notice of an amendment or revocation of these Rules to the owner of each unit.

7.5 Other Rights. These Rules are in addition to and shall in no way whatsoever detract from the rights of the Association under the Declaration, Bylaws, Articles of Incorporation and the laws of the State of Texas.

CERTIFICATE

I HEREBY CERTIFY that the foregoing is a true, complete and correct copy of the revised rules of The Parke at Travis Country Condominium Owners Association, Inc., a Texas non-profit corporation and condominium association, as adopted by the Board of Directors at its organization meeting on the 28th day of August, 2006.

IN WITNESS WHEREOF, I hereunto set my hand this the 28th day of August, 2006.

THE PARKE AT TRAVIS COUNTRY CONDOMINIUM OWNERS ASSOCIATION, INC., a Texas non-profit corporation

By: Sandy Holt
Sandy Holty Secretary

THESTATEOFTEXAS §
§
COUNTY OF TRAVIS §

Before me, the undersigned authority, on this *I* day of February, 2000, personally appeared Sandy Holt, Secretary of THE PARKE AT TRAVIS COUNTRY CONDOMINIUM OWNERS ASSOCIATION, INC., a Texas non-profit corporation, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged, to me that he executed the same on behalf of the non-profit corporation.

WW W W* ********** Patti P. LeComu NOTfifNHKSUIEtfIEMS C0»»nSI8MUMMV NOVEMBER 12, 2007 j

Patti P. LeComu
NOTARY PUBLIC, State of Texas

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STATE OF TEXAS §

COUNTY OF TRAVIS §

AMENDMENT TO RULES OF
THE PARKE AT TRAVIS COUNTRY CONDOMINIUM OWNERS ASSOCIATION. INC.

WHEREAS the bylaws and the rules for The Parke at Travis Country Condominium Owners Association, Inc. (the "Bylaws," "Rules" and "Association," respectively) an attached as Exhibit A and Exhibit B, respectively, to that certain Bylaws and Rule Recordation for The Parke at Travis Country Condominium Owners Association. Inc, filed as Document No. 2005227617 in the Official Public Records of Travis County, Texas;

WHEREAS the Declaration of The Parke at TYavis Country Condominiums is filed as Document No. 2000018252 to the Official Public Records of Travis County, Texas (together with all amendments, the "Declaration"); and

WHEREAS the Association's Board of Directors is authorized under Section 5.1 of the Rules to amend the Rules from time to time, subject to compliance with the recording requirements under Section 52 of the Rules and the notice requirements under Section 53 of the Rules and Section 82.070 of the Texas Uniform Condominium Act, and the Board has complied with the subject recording and notice requirements and voted, at a property noticed and attended mooting, to amend the Rules as provided heroin;

THEREFORE the Rules have been, and by these presents are, amended as follows:

1. Bv AMENDING and RESTATING Section 3.6 (Paricing) of the Rules so that ft reads in its entirety as follows;

"3.6 Parking.

Visitor spaces: handicapped parking. The Association may designate 'visitor only* parking spaces on general common elements. These visitor spaces are reserved solely for unit visitors and guests to park operable vehicles while the visitor or guest is present on the properly, These spaces may not be used (0 by unit owners or occupants to park or store any vehicle or other personal property; or (ii) by visitors or guests for any purpose other than the temporary parking of an operable vehicle owned or controlled by that person. The foregoing notwithstanding, handicapped residents and guests may park operable vehicles in general common element parking spaces designated for such use on an as-needed basis, subject to the requirement chat the vehicle exhibit a valid handicapped license plate or placard.

Off-street driveways. Off-street driveways are reserved for the sole use of the owners, occupants, visitors and guests of the related unit, for the purpose of parking operable, personal vehicles belonging to those individuals.

No parking or storage of other vehicles or personal property: temporary loading <£ anfoodihg acceptable. Common element parking areas, whether visitor spaces or off-street driveways, are reserved solely for the parking of operable, personal vehicles as provided herein. No other vehicles or items may be parked or placed in the visitor

spaces, the off-street driveways, or on any other area of the common elements, including but not limited to watercraft, trailers, recreational vehicles, motor homes, or equipment The foregoing notwithstanding, the visitor spaces and off-street driveways may to used for the temporary and immediate loading or unloading of watercraft, recreational vehicles, motor homes, trailers, moving vans, and the like.

No *Repair or Maintenance.* No portion of the common elements, including but not limited tn die visitor spaces and lire off-street driveways, may be used for the purpose of conducting repairs or maintenance on any vehicle or item."

2. Bv AMENDING and RESTATING Section 3.10 (Fire Lanes) of the Rnles so that it reads in its entiretyns follows;

"3.10 Fire Lanes. All streets within the property have been designated as fire lanes by the City of Austin. Curbing may be painted to reflect fire lanes/towing zones. No vehicle of any type shall be parked for any period of time on any street within the property, given the designation of these areas as file lanes that must be kept clear for emergency use."

3. Bv AMENDING and RESTATING Section 3.11 (Towing) of the Rules so that it reads in its entirety as follows:

"3.11 Towing. The Association, at its sole discretion, may elect to notify owners of vehicles or items placed or parked in violation of these Rules of the Association's intent to tow or remove such vehiclesor items. That discretionary authority notwithstanding, in addition to any other enforcement remedies provided under these Rules, the Declaration, or the Association's Bylaws, the Association shall have the right, without prior notice, to cause any vehicle or item parked or placed in violation of these Rules, including specifically Section 3.6 and 3.10, to be towed or removed from the property at the sole cast and expense of the owner of that vehicle or item. The Association shall have no liability for arty costs or expenses related in any manner to the towing, removal or storage of such vehicle or item, including but not limited to any damage resulting from such activity."

Except as expressly amended above, die Rules remain in foil force and effect

AGREED TO and ADOPTED the 2nd day of July 2008.

THE PARKE AT TRAVIS COUNTRY
CONDOMINIUM OWNERS ASSOCIATION, INC

BY: _____
TITLE; President, PATC COA, Inc. 04.03.08

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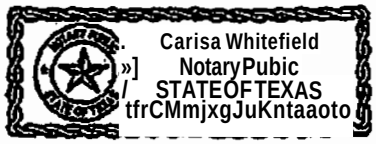
Acknowledgement

STATE OF TEXAS $

COUNTY OF TRAVIS §

This instrument was executed before me on the 3 day of April, 2008, by \JQjrwr UJ II KjK&dY* in the capacity stated above.

Carisa Whitefield
Notary Public, State of Texas



After recording, please return to:
Niemann & Niemann, L.LJP.
Attorneys At Law
Westgate Building, Suite 313
1122 Colorado Street
Austin, Texas 78701

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OFFICIAL PUBLIC RECORDS

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DANA DEBEAUVOIR COUNTY CLERK

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STATE OF TEXAS §

COUNTY OF TRAVIS §

AMENDMENT TO RULES AND RECORDATION OF ACC GUIDELINES AND ARTICLES OF INCORPORATION

THE PARKE ATTRACTS COUNTRY CONDOMINIUM OWNERS ASSOCIATION. INC.

Document reference. Reference is hereby made to that certain Declaration of The Parke at Travis Country Condominiums, filed as Document No 3000018252 in the Official Public Records of Travis County. Texas, and the amendment to the declaration filed as Document no. 2010156036 in the OlTtcial Public Records of Travis County. Texas (together, the "Declaration")

Reference is further made to those certain Amended and Restated Bylaws of The Parke at Travis Cotinny Condominium Owners Associaiion, Inc., filed as Document No 2010046629 in the Official Public Records of Travis County, Texas (the "Bylaws").

Reference is further made to those certain "Rules of The Parke at Travis Country Condominium Owners Association, fnc " *filed* as Document No. 2005227617 in the Official Public Records of Travis County, Texas, and the amendment to the rules filed of record as Document No. 2008081289 of (he Official Public Records of Travis County, Texas (together with the ACC Guidelines, previously adopted and hereby filed of record as Exhibit A. the "Rules").

Reference is further made to previously-adopted articles of' Incorporation for the Association, filed of record as Exhibit B

The governing documents provide tbs.t owners of condominium units subject to the Dedaretiun are automatically made members of 1 he Parke ai T ravis Country Condominium Owneis Association. Inc (the " Association");

The Association, acting through its board of direciois (the "Board"), is autitorixed to adopt and amend rules and regulations governing the use of the units end common elements subject to the Decimation, pursuant io Section ?3 of the Declaration. Section 3 t of the Bylaws, and Section 82 102(a) of the I'exus Uniform Condominium Act tlhe **AcO. turd hej previously adopted die Rules; and

The Board has voted io adopt the additional Rules as provided herein

ftc following Rufes ate approved and adopted:

TABI.ROF CONTENTS

Section I.	Flags
Section II.	Solar Energy Devices and Rain Barrels
Section 111.	Religious Displays
Section IV.	Transfer Fees
Section V.	Email Addresses
Sectfan VI.	ChickensZPoultry Prohibited

Exhibit A: Architectural (ACC) Guidelines
Exhibit B: Articles of Incorporation

SECTION t. ELAC3

1 Gmaftl An Owner may Install only one (lag mount, which may only be installed on the exterior ol the Unit subject to the Board's pilot approval and the restrictions contained in this Section I No flag polesarc allowed.

2 Prior Approval fteouired All (tag mounts, and related Installations (e g , (leg lighting) must ba approved in advance by the Association's Board No more than one flag mount, a maximum ot 6* tang and I* in diameter, will be allowed

3 Permitted Flap An Owner is permitted to display on a pre approved flag mount any flag of tire owner's choosing, subject to the restrlctioas contained *in* thia Section 1

A pennant, banner, plaque, sign or oilier item that contains a rendition of A permitted flag *does* nor qualify as a permitted flag under this Section I

4 Requiremente Reimer) u>Rae Display*.

a Hags must be displayed on an approved flag mount Flags may not be displayed In any other manner (no flag poles)

b. The flags must neve: be flown upside down and must be mounted so that they do not touch the ground

c No mark. sign, insignia, design, or advertising of any kind may be added to a flag

d No more than one flag may ire displayed at a time

e Flags must be no larger than 3'x5* in size

f Flags must not contain symbols or language that is commercial in nature or deemed by the Board. In its sole discretion, to be potentially offensive to a person of ordinary sensibilities,

5 Materials Mid Apneatance of Rag Mounts.' A *flag* mount attached to a dwelling must be constructed *of* permanent, long-lasting muterlais, with a finish appropriute to the materials used in the construction of the mount and hatmonious with the dwelling

6 Lighting ol Flag Displays . Any lights installed for lite purpose ol illuminating.a flag must be pre-approved by the Association

7— -Maimcunnce An Owner Is responsible for ensuring (hat a displayed flag, flag mounds), lighting and related installations ate maintained in good and attractive condition al all time at the Owner's expense

SECTION If. SOLAR ENERGY DEVICES *AND* RAIN *BARRELS*

General An Owner may not install solar energy devices, rain barrels, rainwater harvesting devices, or any other improvement or oltemtion on the Common Elements (including Limited Common Elements) ot on any properly maintained by the Association (Per Declaration section 5 I !. Common Elements include exterior walls, roofs, yards, fences, patios, walkways and porches 1

SECTION 111. RELIGIOUS DISPLAYS

I Genenit Stme statute allows owners to display certain religious items in the owner's enuy. and further allows the association to Impose certain limitations on such entry displays The following rule outlines the limitations on religious displays in an owner's entry area Notwithstanding any other language in the governing documents to the contrary, residents may display on the entry door ot doorframe of the resident's dwelling one or mare religious Items, subject to the

restrictions outlined in paragraph (2) below Allowed religious displays are limited to displays motivated by the resident's sincere religious belief

2 Prohibited Items No religious item(s) displayed in an entry area may:

a threaten the public health or safety:
b violate n law;
c contain language, graphics, ot any display that is patently offensive to a passerby;
<1 he located anywhere other titan the main entry doot or main entry door frame of the dwelling;
e extend past the outer edge of the doot frame of the door: ot
f. have a total sire (individually or in combination) of greater than 25 square inches

J Remedies far Violation of (his Section Pet slate statute, if a religious item(s) is displayed in violation of this Section, the Association may remove the offending item without prior notice This remedy is tn addition to any other remedies the Association may have under its other governing documents or State law

4 Seasonal Religious Holiday Decoralions This rule will not be interpreted to apply to otherwise-permitted temporary seasonal religious holiday decorations such as Christmas lighting Or Christmas wreaths The Board has the sole discretion to determine what Items quality as Seasonal Religious Holiday Decorations and may impose time limits and other restrictions on the display of such decorations Seasonal Religious Holiday Decorations must comply with alt other provisions of the governing documents, but are not subject to this Section IV

5 OUKt-diSPlaii Non religious displays in the entry area to an owner's dwelling and all displays (religious or otherwisn) outside of the entry area to an owner's dwelling me governed by other applicable governing document provisions

SECTION IV. TRANSFER FEES

I Tranker Fees hi addition to fees far issuance ol a resale certificate, fees are due upon the sale ol any property in nocoidance with the then-current foe schedule, Including any fee charged by the Association's managing agent

SECTION V. EMAIL ADDRESSES

1 Email .addresses. An Owner is- required to keep a current email address on file with the Association if the Owner desires to receive email communications from the Association Failutc to supply an emoil to the Association or » update *the* address In a manner required by these rules may result in nn Owner not receiving Association emails The Association has no duty to request an updated address from an Owner, In response to returned email or otherwise. The Association may require Owners to sign up for a group email, email *Um serve or* other such email subscription service in order to receive Association emails

2 Updating email address An Owner is required <u notify the Association when email addresses change Such notice must be In writing and delivered to the Association's managing agent by fax, mail, or email The notice must be for the sole mirnose of requesting an update to the Owner's email address For example, merely sending an email from a new email address, or including an email address in a communication sent for any other purpose other than providing notice of a new email address, does not constitute a request to change the Owner's email in the records of the Association

SECTION VI. CHICKENS/POULTRY PROHIBITED

No poultry nay be kept in the community either temporarily or permanently, including chickens, roosters, ducks, geese, and any other low)

Subject *solely to the* jnnendnrenifs) scr tor th nbove, the Rules remain in lull force and effeci

AGREED IO ard ADOP1ED the 3rd -- day of October _____ 20// ,

THE PARKE ATTRAV1S COUNTRY
CONDOMINIUM OWNERS ASSOCIATION, INC.
Acting *by and* through its Board oi Directors

By: Zoe Ann Shanley
Title: Secretary

Acknowledgement

STATE OF TEXAS: §

COUNTY OF TRAVIS §

This instrume:ıt was acl:ıowledged before me on the 3rd day of October, 201 h by Zoe Ann Shanley in the capacity stated above

Notary Public, State of Texas

DEVRA ERIN SLAUGHTER
NOTARY PUBLIC
STATE OF TEXAS
EXPIRES
April 15, 2014

Exhibit "A"

THE PARKE AT TRAVIS COUNTRY

ARCHITECTURAL GUIDELINES - FORM ARA

Improvements of Existing Structures or Grounds

General Policies

A, Application Information and Procedures

1. AU requests for architectural changes must be submitted in writing to The Parke at Travis Country Architectural Committee (PTCAC), c/o Alliance Association Management An application form may be obtained by contacting:

   Alliance Association Management
   115 Wild Basin Road, Ste #308
   Austin, TX 78746
   328-6100
   328-6178 fax
   Vangie Bocanegra 347-2863

2. The PTCAC will review each request submitted in a timely mannei and will respond to homeowner regarding its decision no later titan thirty (30) days from date request is submitted.

   a) Should the PTCAC deny any request, the homeowner may appeal such decision in writing to (lie PTCAC; such appeal should include any additional information that might clarify the request or demonstrate reasons for its acceptability.

   b) If the PTCAC denies this appeal, the applicant may then make a final appeal to the Parke at Travis Country Board of Directors (PTCBD).

   c) Such appeal must be submitted to the PTCBD within thirty (30) days of the PTCAC's final decision, and must be presented'in writing along with all supporting documentation.

   d) All such appeals may be sent to themanagement company described in Section A-l herein.

3. Any improvements or additions to any existing building or any exterior alteration or change to any existing building must have written approval from the PTCAC before work may be undertaken.

4. Any addition, exterior alteration, or change to any existing building shall be consistent will) the design, character, exterior finish and color of the original structure.

5. Approval of any project by the PTCAC does not waive the necessity of obtaining the required City of Austin permits.

6. Obtaining City permits does not waive the need for PTCAC approval.

7. Failure of the PTCAC to respond to any request(s) for change within 30 days *shall not be deemed as approval.*

B. Plans and Specifications

To properly review proposed improvements or structural alterations of existing structures, an applicant shall submit required application: ARA-1, Architectural Request Application.

C. Building iterations and Additions

1. Any addition, exterior alteration, or change to any existing building shall be compatible with die design, character, exterior finish and color of the original building.

2. Only the exterior materials existing on the parent structure or those compatible with the architectural design character of the community will be approved. In concordance with this, it has been determined that the following design elements are unacceptable:
   a) Siding of all types
   b) Plastics
   c) Glass (except glass used in the replacement of windows)

3. Each homeowner is limited to LOO square feet of impervious coverage on their property. Impervious coverage is a shuclure such as concrete patio that prevents the natural drainage of water on the propeity. Please refer to the following guidelines when building impervious structures.
   a) Structures such as stone patios that are created with concrete mortar also create an impervious structure.
   b) Any changes or additions of concrete will require a reduction of the same amount to the original patio.
   c) The entire dimensions of any concrete pilings used in the construction of decks will also be considered as part of the 100 square foot allotment.
   d) The original 10x10 patio as installed by morrison constitutes the total 100 square feet of impervious coverage as alloted to the homeowner.

4. All decks must he built using quality wood or composite wood materials (that are of natural wood coloring) and must be maintained at their natural color, weathered color, or stained color.
   a) Decks may not be painted to match the trim of the home.
   b) Pressure-treated pine material for any structural element of a deck is prohibited.
   c) Deck construction must include skirting or finished edges.

5. Arbor materials must match those of foe decking and structural plans for the entire arbor must be submitted for approval prior to construction.
   a) Only wood arbors will be permitted
   b) Arbors must not be.painted to match the trim of the house.
   c) Awnings, metal covers, and covers of any solid material are prohibited.

6. Fencing or non-vegetarive screening:
   a) All fencing must be pre-approved and must follow strict guidelines as described in Article 16 of the Declaration of the Parke at Travis Country Condominiums.
   b) Any fence or screen must have the approval of the PTCAC before installation is undertaken.

D. *Exterior Lighting*

1. Exterior lighting requests must be submitted for approval.

2. Exterior lighting shall be permitted as long as lighting is directed in such a manner as to create no annoyance to adjacent properties.

3. All exterior lighting must be in conformance with existing lighting and must complement the architectural character of the home and the community.

4. **Yard lighting such as lighting of trees, solar path lighting, solar plant bed lighting, etc. must be directed away from neighbors' homes and must not intrude upon neighbors' yards or privacy.**

5. **Lighting used in holiday decorations are governed by the community Holiday Decoration Guidelines. If you have not received a copy of the Holiday Decoratinn Guidelines, please contact Alliance Management**

E. Exterior Antennas/Satellite Dishes

1. **Exterior antennas of any type are prohibited.**

2. **Satellite dishes larger than 24" diameter are prohibited.**

3. **Satellite dishes less than 24" in diameter are permitted, provided they are located as inconspicuously as possible, toward the rear of the house and below the roof line.**

F. Swimmine Pools, Play Equipment, Playscapes and Other Large Items

The Parke at Travis Country was developed as a multi-family residential area with *guidelines* that were intended to maintain a standard of uniformity, neatness, and property value. Residents are reminded that The Parke al Travis Country is a condominum community, where yards are common community areas that are maintained and managed by the Homeowners Association. Therefore, property owners and lessees are expected to adhere to the following guidelines:

1. **Temporary inflatable or plastic children's pools, tents, basketball goals, etc. are not permitted to be left in front or back yards overnight.**

2. **These items may be used by residents but must be removed from the yards and placed out of sight when not in use.**

3. **Playhouses, sandboxes, playscapes, etc. which are not removed nightly must be approved by the PTCAC.**

4. **Such approvals will be conditioned on ability to provide visual buffering.**

5. **Large items such as statues, fountains, etc., may not be placed in front or back yards without written approval of the PTCAC.**

6. **Storage buildings of any material are prohibited.**

IF THERE ARE ANY DISCREPANCIES IN THESE GUIDELINES FROM THE PARKE AT TRAVIS COUNTRY CONDOMINIUM DOCUMENTS, THE CONDOMINIUM DOCUMENTS SHALL PREVAIL.

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

ANA DEBEAUVOIR, COUNTY CLERK
TRAVIS COUNTY. TEXAS

August30 2012 12.48 FM

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