ELECTRONICALLY RECORDED 2016191122

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CERTIFICATE OF ADOPTION

STATE OF TEXAS *

* KNOW ALL MEN BE THESE PRESENTS

COUNTY OF TRAVIS *

The undersigned, James A. Wilkinson III, qualified and acting President of The Parke at Travis Country Condominium Owners Association, Inc., a Texas non-profit corporation (the "Association"), hereby certifies on behalf of the Association that the following documents attached hereto as Exhibit A is a true and correct copy of the Architectural Guidelines – Form ARA – Improvements of Existing Structures or Grounds which were adopted by unanimous written consent of the Association's Board of Directors.

IN WITNESS WHEREOF, the undersigned has executed this certificate as President on behalf of the Association on the 12 day of August, 2016.

James A. Wilkinson III, President

STATE OF TEXAS *

*

COUNTY OF TRAVIS *

This instrument was acknowledged before me on the 12th day of August, 2016, by James A. Wilkinson III, President of the Travis Country Condominium Owners Association, Inc., on behalf of said non-profit corporation.

KYLE GREER NOTARY PUBLIC STATE OF TEXAS NOTARY ID 12942569-4 JUNE 24, 2017

Notary Public Signature

The Parke at Travis Country

ARCHITECTURAL GUIDELINES – FORM ARA

Improvements of Existing Structures or Grounds
General Policies

A. Application Information and Procedures

1. All requests for architectural changes must be submitted in writing to The Parke at Travis Country Architectural Committee [PTCAC], c/o Beck and Company Real Estate Services. An application form can be obtained by contacting:

   Beck and Company Real Estate Services
   8403 Shoal Creek Blvd., Suite 100
   Austin, TX 78757-7569
   512.474.1551

2. The PTCAC will review each request submitted in a timely manner and will respond to the homeowner regarding its decision no later than thirty (30) days from date the request is submitted.
   a. Should the PTCAC deny any request, the homeowner may appeal such decision in writing to the 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 can be sent to Beck and Company Real Estate Services.
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 with 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 thirty (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 Architectural Request Application Form ARA-1.

C. Building Alterations and Additions

1. Any addition, exterior alteration, or change to any existing building shall be compatible with the 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 accordance 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 100 square feet of impervious coverage on their property. Impervious coverage is a structure such as a concrete patio that prevents the natural drainage of water on the property. Please refer to the following guidelines when building impervious structure:
   a. Structures such as stone patios that are created with concrete mortar 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 be considered as part of the 100 square foot allotment.
   d. The original 10'x10' patio installed for certain homes by Morrison constitutes the total square feet of impervious coverage as allotted to the homeowner.
4. All decks must be 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 the 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-vegetative 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 on the home must be the same color light as the surrounding homes within the association. The color of the exterior bulb must emit a warm white light.
2. Exterior lighting requests must be submitted for approval.
3. Exterior lighting shall be permitted as long as lighting is directed in such a manner as to create no annoyance to adjacent properties.

4. All exterior lighting must be in conformance with existing lighting and must complement the architectural character of the home and the community.
5. 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.
6. Lighting used in holiday decorations is governed by the community Holiday Decoration Guidelines. If you have not received a copy of the Holiday Decoration Guidelines, please contact our Community Manager.

E. Exterior Antennas/Satellite Dishes

1. Exterior antennas of any type are prohibited.
2. Satellite dishes larger than 36" diameter are prohibited.
3. Satellite dishes less than 36" in diameter are permitted, provided they are located as inconspicuously as possible, toward the read of the house and below the roof line.

F. Swimming 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 at Travis Country is a condominium community where yards are common community areas that are maintained and managed by the Condominium Owners 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. These items may be used by residents but must be removed from the yards and placed out of sight when not in use.
2. Semi-permanent items such as sandboxes, playscapes, dog houses, rain barrels, benches, tables, etc. which are fixed in place must be approved by the PTCAC. Approval will be conditioned on ability to provide visual buffering.
3. Large items such as statues, fountains, etc., may not be placed in front or back yards without written approval of the PTCAC.
4. Storage buildings of any material are prohibited.

G. Other Permanent Structures

No additional buildings/structures are allowed. Nothing that is enclosed or that appears to be enclosed is allowed. Prohibited structures include, but are not limited to, storage buildings, playhouses, sunrooms, greenhouses, bonus rooms, playrooms, gazebos. No structure that is built primarily off-site is allowed.

If there are any discrepancies in these guidelines from The Parke at Travis Country Condominium Association documents, the condominium documents shall prevail.

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

DANA DEBEAUVOIR, COUNTY CLERK
TRAVIS COUNTY, TEXAS
November 16 2016 10:39 AM
FEE: $ 38.00 **2016191122**