



AMEND 2010046742

4 PGS



AFTER RECORDING RETURN TO:

Robert D. Burton, Esq.  
Armbrust & Brown, L.L.P.  
100 Congress Ave., Suite 1300  
Austin, Texas 78701

**B**  
**BLUFFS**  
**AT BALCONES**

**BLUFFS AT BALCONES**  
**FIRST AMENDMENT TO**  
**RULES AND REGULATIONS**

Cross Reference to: (i) Community Manual for Bluffs at Balcones recorded under Document No. 2009106770, Official Public Records of Travis County, Texas; and (ii) Declaration of Condominium Regime for Bluffs at Balcones recorded under Document No. 2008171271, Official Public Records of Travis County, Texas, as amended.

382468-1 02/25/2010

**FIRST AMENDMENT TO RULES AND REGULATIONS  
BLUFFS AT BALCONES**

This First Amendment to Rules and Regulations for Bluffs at Balcones is made and executed by the **BLUFFS AT BALCONES CONDOMINIUM COMMUNITY, INC.**, a Texas non-profit corporation (the "**Association**"), acting by and through its Board of Directors (the "**Board**"), and is as follows:

**A. SDI 2008-BLUFFS, LTD.**, a Texas limited partnership ("**Declarant**") previously executed that certain Declaration of Condominium Regime for Bluffs at Balcones recorded under Document No. 2008171271, Official Public Records of Travis County, Texas, as amended (the "**Declaration**"). The Declaration establishes Bluffs at Balcones, a condominium regime located in Travis County, Texas created pursuant to Chapter 82 of the Texas Property Code (the "**Regime**").

**B.** Pursuant to Section 1.33 of the Declaration, Declarant has adopted the initial rules and regulations for the Regime (the "**Initial Rules**"), which Initial Rules were included within the Community Manual for Bluffs at Balcones recorded under Document No. 2009106770, Official Public Records of Travis County, Texas (the "**Community Manual**").

**C.** Section 11.2 of the Declaration provides that the Association, acting through the Board, is granted the right to adopt, amend, repeal, and enforce the Rules (as defined in the Declaration, and including the Initial Rules), and penalties for infractions thereof, regarding the occupancy, use, disposition, maintenance, appearance, and enjoyment of the Property (as defined in the Declaration).

**D.** The Board now desires to amend the Initial Rules as set forth hereinbelow.

NOW, THEREFORE, the Initial Rules are hereby amended as follows:

**1. Yard LCE.** Section K-8 of the Community Manual is hereby added as follows:

K-8. Yard LCE. Yard LCE (as described in the Declaration) shall be utilized as an exterior pet area. No Resident may install landscaping or any Improvements in any portion of Yard LCE without the prior written approval of the Architectural Reviewer. A permitted pet may not remain in any Yard LCE overnight.

**2. Miscellaneous.** Any capitalized terms used and not otherwise defined in this instrument shall have the meanings set forth in the Declaration.

**[SIGNATURE PAGE FOLLOWS]**

EXECUTED to be effective as of the 24<sup>th</sup> day of MARCH, 2010.

**ASSOCIATION:**

**BLUFFS AT BALCONES CONDOMINIUM  
COMMUNITY, INC.,** a Texas non-profit corporation

By: [Signature]  
Randy Ziehe, Director

By: [Signature]  
Ryan Ziehe, Director

By: [Signature]  
Heath Wagstaff, Director

THE STATE OF TEXAS §

COUNTY OF TRAVIS §

This instrument was acknowledged before me on March 24, 2010  
by Randy Ziehe, member of the Board of Directors of the Bluffs at Balcones Condominium  
Community, Inc., a Texas non-profit corporation, on behalf of said non-profit corporation.



**SUE FITZPATRICK**  
Notary Public, State of Texas  
[Signature]  
Notary Public Signature

(seal)

THE STATE OF TEXAS §

COUNTY OF TRAVIS §

This instrument was acknowledged before me on March 24, 2010  
by Ryan Ziehe, member of the Board of Directors of the Bluffs at Balcones Condominium  
Community, Inc., a Texas non-profit corporation, on behalf of said non-profit corporation.



[Signature]  
Notary Public Signature

(seal)

THE STATE OF TEXAS §

COUNTY OF TRAVIS §

This instrument was acknowledged before me on March 31, 2010  
by Heath Wagstaff, member of the Board of Directors of the Bluffs at Balcones Condominium  
Community, Inc., a Texas non-profit corporation, on behalf of said non-profit corporation.

*Sue Fitzpatrick*

Notary Public Signature

(seal)



**FILED AND RECORDED**

OFFICIAL PUBLIC RECORDS

*Dana DeBeauvoir*

2010 Apr 06 11:36 AM 2010046742

HOLMC \$28.00

DANA DEBEAUVOIR COUNTY CLERK

TRAVIS COUNTY TEXAS