

STATE OF TEXAS §

COUNTY OF TRAVIS §

AMENDMENT TO RULES AND REGULATIONS
FOR
SHADOW OAKS TOWNHOMES CONDOMINIUM ASSOCIATION, INC.

Document reference. Reference is hereby made to that certain Condominium Declaration for Shadow Oaks Townhomes, filed at Vol. 2, Pg. 478 in the Condominium Records of Travis County, Texas (together with all amendments and supplemental documents thereto, the "**Declaration**").

Reference is further made to the rules attached as an exhibit to the Declaration, and additional rules filed of record in document no. 2012066905 of the Official Public Records of Travis County, Texas.

WHEREAS the Declaration provides that owners of units subject to the Declaration are automatically made members of Shadow Oaks Townhomes Condominium Association, Inc. (the "**Association**"); and

WHEREAS Section 202.006 of the Texas Property Code requires that a homeowners association record all dedicatory instruments in the county in which the related property is located; and

WHEREAS the governing documents of the community and state law allow the Board of the Association to adopt rules and regulations governing the community and the Board has adopted additional rules;

THEREFORE the Association does hereby file the attached rule amendment of record to supplement all previously-adopted rules.

SHADOW OAKS TOWNHOMES CONDOMINIUM ASSOCIATION, INC.

Signature: *Christopher R. Thompson*

Printed name: CHRISTOPHER R. THOMPSON

Title: PRESIDENT OF BOARD

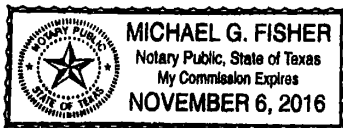
Acknowledgement

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This instrument was executed before me on the 11 day of APRIL, 2013, by CHRISTOPHER R. THOMPSON in the capacity stated above.

Michael G. Fisher
Notary Public, State of Texas



The previously-adopted rule regarding *SELLING OR LEASING A UNIT* is hereby amended to add the following provisions:

Minimum lease terms – short term rentals prohibited.

No unit may be leased or subleased for a period of less than 90 days. A unit must be rented in its entirety – renting rooms or less than the entire unit is not allowed.

Rental advertising.

No unit may be advertised for rental for a period of fewer than 90 days.

Leases in writing; tenant compliance with governing documents.

All leases must be in writing and must contain a provision requiring the tenant to comply with all governing documents of the property. It is the owner's responsibility to provide the tenant with a copy of all governing documents (declaration, bylaws, rules, and any amendments.)

Owner responsible for violations.

Owners are responsible for all violations of governing documents committed by their tenant or a tenant's guests or invitees, or by any other resident, guests or invitee to the owner's unit. All costs of enforcement of deed restrictions against an owner's unit (whether the violations were committed by owner, tenant, or guests or invitees) may be assessed to the owner's account, including attorneys fees incurred by the association in taking enforcement action.

Definition of leased/rented.

A Unit is deemed to be leased or rented, and its occupants deemed tenants for purposes of this rule and other leasing-related provisions in this Declaration and the other documents, except when: (i) the Unit is occupied by the Unit owner and/or a person immediately related to the owner by blood, marriage or adoption¹, (ii) the Unit is vacant, or (iii) title to the Unit is held by a corporation, trust, partnership, or other legal entity, with the primary purpose of providing occupancy to the current occupant. This definition applies irrespective of whether there is a written agreement between the Unit owner and the occupant(s) or whether any financial consideration has been provided for the right of occupancy. The Association may in the sole discretion of the Board require proof of familial relation between a Unit owner and occupant.

Tenant information.

Owners must provide the association manager with contact information for all tenants, including name and phone number, prior to the tenant moving in.

¹ A situation where an owner lives with an unrelated individual for purpose of companionship, regardless of whether the companion contributes to living expenses, will not be considered a lease under these rules.

After recording, please return to:

Nieman & Heyer, L.L.P.
Attorneys At Law
Westgate Building, Suite 313
1122 Colorado Street
Austin, Texas 78701



**FILED AND RECORDED
OFFICIAL PUBLIC RECORDS**

Dana Debeauvoir

DANA DEBEAUVOIR, COUNTY CLERK
TRAVIS COUNTY, TEXAS

April 16 2013 02:07 PM

FEE: \$ 24.00 2013068118