

STATE OF TEXAS §

COUNTY OF TRAVIS §

**AMENDMENT OF RULES AND REGULATIONS
OF
SUMMERWOOD HOMEOWNERS' ASSOCIATION OF AUSTIN, INC.**

Document reference. Reference is hereby made to that certain Amended and Restated Declaration of Covenants, Conditions and Restrictions, Summerwood Homeowners' Association of Austin, filed as Document No. 2014109714 in the Official Public Records of Travis County, Texas (together with all amendments and supplemental documents thereto, the "**Declaration**").
Reference is further made to the Summerwood Homeowners' Association of Austin, Inc. Resolution Regarding Exterior Maintenance, filed as Document No. 2005075173 in the Official Public Records of Travis County, Texas, and that Amendment of Rules and Regulations of Summerwood Homeowners' Association of Austin, Inc., filed as Document No. 2012054996 in the Official Public Records of Travis County, Texas (together with any amendments or supplements, the "**Rules**").

WHEREAS the Declaration provides that owners of lots subject to the Declaration are automatically made members of Summerwood Homeowners' Association of Austin, Inc. (the "**Association**");

WHEREAS the Association, acting through its board of directors (the "Board"), is authorized to adopt and amend rules and regulations governing the property subject to the Declaration and the operations of the Association pursuant to Declaration §2.1(d), Bylaws Article VIII Section 1(a), and/or State law;

WHEREAS the Board voted to adopt the additional Rules attached as Exhibit "A" to supplement the Rules; and

THEREFORE the additional Rules attached as Exhibit "A" have been, and by these presents are, ADOPTED and APPROVED.

This Amendment to the Rules is being filed of record by the Association's attorney to put members of the public on notice of its existence and substance.

Subject solely to the amendment contained herein, the Rules remain in full force and effect

**SUMMERWOOD HOMEOWNERS'
ASSOCIATION OF AUSTIN, INC.**

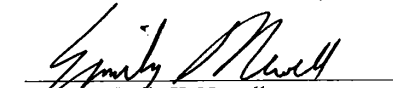

By: Emily K. Newell
Title: Attorney-in-Fact

Exhibit "A": Additional Rules

Acknowledgement

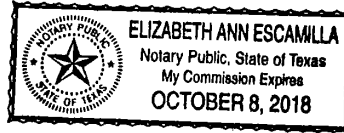
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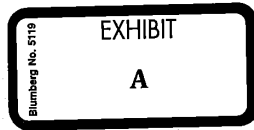
COUNTY OF Travis §

20 14, This instrument was executed before me on the 17 day of October,
by Emily K. Newell in the capacity stated above.

Elizabeth A. Escamilla
Notary Public, State of Texas

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





SUMMERWOOD HOMEOWNERS' ASSOCIATION OF AUSTIN, INC.

Rule prohibiting FPE (Federal Pacific Electric) panels:

Some homes have FPE panels, which may cause an electrical fire. The association has repeatedly urged homeowners to replace the panels. A survey done in May 2014 indicates 19 homes still have FPE Panels. The Board hereby adopts this rule requiring the removal of the panels.

The Covenants prohibit Nuisances and require that every Owner make timely repair of his structure. The Board has determined that having an FPE panels is hazardous and constitutes a nuisance. All Owners are required to replace the FPE panels within 90 days (Effective Date) of receipt of notice of this rule.

Failure to replace the FPE panel is deemed a violation of the requirement, "each such building and structure shall at all times be kept in good condition and repair." Owners with FPE panes will be notified that after the Effective Date, a penalty of \$100 shall be assessed at the end of each month, until the FPE panels are replaced. All such amounts shall constitute a lien on the Lot, collectible as an individual assessment.

From the Covenants:

Section 12. Nuisances. No rubbish or debris of any kind shall be placed or permitted to accumulate upon or adjacent to any Lot or Common Area, and no odors shall be permitted to arise therefrom, so as to render any such property or portion thereof unsanitary, unsightly, offensive or detrimental to any other property in the vicinity thereof or to its occupants. No nuisance shall be permitted to exist or operate upon any such property so as to be offensive or detrimental to any other property in the vicinity thereof or to its occupants. Without limiting the generality of any of the foregoing provisions, no exterior speakers, horns, whistles, bells or other sound devices except security devices used exclusively for security purposes, shall be located, used or placed on any such property.

Section 13. Repair of Buildings. No building or structure upon any property within any Lot or Common Area shall be permitted to fall into disrepair, and each such building and structure shall at all times be kept in good condition and repair and adequately painted or otherwise finished.

Cheryl J. Vickers
Cheryl Vickers, Secretary
Adopted Thursday, July 24, 2014



FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Dana Debeauvoir
DANA DEBEAUVOIR, COUNTY CLERK
TRAVIS COUNTY, TEXAS
October 20 2014 03:05 PM

FEE: \$ 34.00 2014157096