

STATE OF TEXAS §

COUNTY OF TRAVIS §

AMENDMENT OF RULES AND REGULATIONS OF THE TRAILS COMMUNITY ASSOCIATION OF AUSTIN, INC.

Document reference. Reference is hereby made to The Trails Master Declaration of Covenants and Restriction - Revised 1992, filed Vol. 11606, Pg. 0348 in the Real Property Records of Travis County, Texas (together with all amendments and supplemental documents thereto, the "Declaration"). Reference is further made to that certain Amendment of Rules and Regulations of The Trails Community Association of Austin, Inc., filed as Document No. 2012012435 in the Official Public Records of Travis County, Texas (together with all amendments, the "Prior Rules").

WHEREAS the Declaration provides that owners of lots subject to the Declaration are automatically made members of The Trails Community 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 pursuant to Section 8.01 of the Declaration, and has previously adopted the Prior Rules; and

WHEREAS the Board on November 10, 2015, voted amend the Prior Rules as provided below;

THEREFORE the Prior Rules have been and hereby are AMENDED as follows:

1. By ADDING the following new Section XI (Leasing of Living Units):

"Section XI. Leasing of Living Units. As a general rule, the minimum lease term for a Living Unit at The Trails is 270 days (9 months), and Airbnb or similar short-term rentals are not permitted. An owner may enter into a lease for a shorter period of time only if the owner resides in the Living Unit for at least six (6) months a year and the Living Unit is designated as the owner's homestead.

In addition to the foregoing, the following restrictions apply to leasing of Living Units: (a) the total number of occupants under a lease may not exceed two persons per bedroom; (b) no more than four unrelated persons may occupy the Living Unit at any given time; (c) the occupants under the lease may not use more than two parking spaces at any given time; and (d) the owner and lease must comply with all City of Austin ordinances, including but not limited to any City registration requirements."

Subject solely to the amendment set forth above, the Prior Rules remain in full force and effect.

THE TRAILS COMMUNITY ASSOCIATION OF AUSTIN, INC.

Acting by and through its Board of Directors

By: [Signature] Judith A. Hetherly
Title: President

By: [Signature] Sally M. Hanners
Title: Secretary

**Acknowledgements**

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COUNTY OF Travis §

This instrument was executed before me on the 15 day of August, 2016,  
by Judith Hetherly in the capacity stated above.

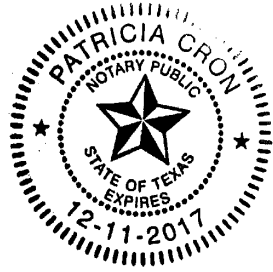
Patricia Cron  
Notary Public, State of Texas

STATE OF TEXAS §

COUNTY OF Travis §

This instrument was executed before me on the 15 day of August, 2016,  
by Sally Hanners in the capacity stated above.

Patricia Cron  
Notary Public, State of Texas



**FILED AND RECORDED  
OFFICIAL PUBLIC RECORDS**

Dana Debeauvoir  
DANA DEBEAUVOIR, COUNTY CLERK  
TRAVIS COUNTY, TEXAS  
August 23 2016 04:02 PM

FEE: \$ 30.00 2016139133