

STATE OF TEXAS §

COUNTY OF TRAVIS §

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

(Regarding exterior maintenance ratios; minimum lease terms)

Document reference. Reference is hereby made to that certain Amended Declaration of Covenants, Conditions and Restrictions, Summerwood Homeowners' Association of Austin, filed at Vol. 5148, Pg. 622 in the Deed 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 Homeowner's 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 Bylaws Article VIII Section 1(a) and/or State law; and

WHEREAS the Board has the authority under Section 4.5 of the Declaration to assess exterior maintenance assessments at varying rates; and

WHEREAS Section 5.6 of the Declaration permits the Board to fix an annual assessment for the exterior maintenance of lots and to decrease or increase such assessment from time to time as appropriate in the Board's sole reasonable discretion; and

WHEREAS the Declaration requires that the assessments on each lot for exterior maintenance bear as near a relationship to the actual cost of exterior maintenance as is practicable; and

WHEREAS the Board has voted to REPEAL the Summerwood Homeowners' Association of Austin, Inc. Resolution Regarding Exterior Maintenance, filed as Document No. 2005075173 in its entirety; and

WHEREAS the Board has voted to REPLACE the language in Section III. (1) of the Amendment of Rules and Regulations of Summerwood Homeowner's Association of Austin, Inc. filed as Document No. 2012054996 with the language contained in Exhibit "A"; and

WHEREAS Section 8.5 of the Declaration states that a Lot may be leased for a minimum lease term no less than one (1) year, but the Board may adopt a lesser minimum duration at its discretion via Rule without need to amend the Declaration; and

WHEREAS the Board adopted a lesser minimum duration lease term of six (6) months in Section I. (7) of the Amendment of Rules and Regulations of Summerwood Homeowner's Association of Austin, Inc. filed as Document No. 2012054996; and

WHEREAS the Board has voted to replace the language in Section I. (7) of the Amendment of Rules and Regulations of Summerwood Homeowner's Association of Austin, Inc. filed as Document No. 2012054996 with the language contained in Exhibit "A"

WHEREAS the Board has voted to adopt the amended Rules attached as Exhibit "A" to amend and supplement the Rules; and

THEREFORE the Summerwood Homeowners' Association of Austin, Inc. Resolution Regarding Exterior Maintenance, filed as Document No. 2005075173 is REPEALED in its entirety and the amended Rules attached as Exhibit "A" have been, and by these presents are, ADOPTED and APPROVED.

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

SUMMERWOOD HOMEOWNERS' ASSOCIATION OF AUSTIN, INC.

Acting by and through its Board of Directors

Signature:

Printed Name:

Title:

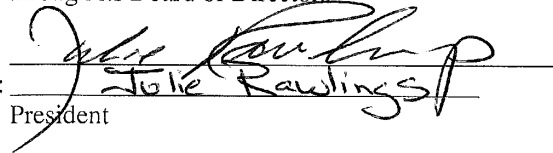

Julie Rawlings
President

Exhibit "A": Amended Rules

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This instrument was executed before me on the 19th day of May, 2016, by Julie Kowtrage in the capacity stated above.

Kim Todd
Notary Public, State of Texas



EXHIBIT "A"

1. Section III. (1) of the Amendment of Rules and Regulations of Summerwood Homeowner's Association of Austin, Inc. filed as Document No. 2012054996, is deleted in its entirety and replaced with the following language:

"III. Rules Concerning Assessments and Finances

- (1) A ratio of 1 : 1.34 between townhomes and free-standing homes is established for the SHOA's Exterior Maintenance assessment."

2. Section I. (7) of the Amendment of Rules and Regulations of Summerwood Homeowner's Association of Austin, Inc. filed as Document No. 2012054996, is deleted in its entirety and replaced with the following language:

"(7) Homes may be leased, but the lease must be for a minimum period of twelve (12) months. A copy of the lease must be on file with the Association before occupancy by the tenant."

FileServer:CLIENTS:Summerwood:RulesAmend_EMRatio_leases 5-16

After recording, please return to:

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**FILED AND RECORDED
OFFICIAL PUBLIC RECORDS**

Dana Debeauvoir

DANA DEBEAUVOIR, COUNTY CLERK
TRAVIS COUNTY, TEXAS

June 20 2016 02:05 PM

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