



Dana DeBeauvoir

Dana DeBeauvoir, County Clerk
Travis County, Texas

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Electronically Recorded

STATE OF TEXAS §

COUNTY OF TRAVIS §

**2019 AMENDMENT OF RULES AND REGULATIONS
OF
WESTOVER VILLA TOWN HOUSE COUNCIL, INC.
[Regarding Signage and Parking]**

Document reference. Reference is hereby made to that certain Declaration of Covenants, Conditions and Restrictions for Westover Villa, filed at Vol. 09358, Pg. 0780 in the Real Property Records of Travis County, Texas (together with all amendments and supplemental documents thereto, the "**Declaration**").
Reference is further made to the Westover Villas Violation Procedure, filed as Document No. 2002143987; the Westover Villa Insurance Rules and Regulations, filed as Document No. 2005172337, and the Amendment of Rules and Regulations filed as Document No. 2012006478, the 2018 rule amendment regarding parking filed as Document No. 2018085792, and the 2018 amendment regarding waste and recycling receptacles filed as Document No. 201816248, all in the Official Public Records of Travis County, Texas (cumulatively and together with any amendments or supplements, the "**Rules**").

This filing REPLACES AND SUPERSEDES the parking rule filed of record in document no. 2018085792 referenced above.

WHEREAS the Declaration provides that owners of lots subject to the Declaration are automatically made members of Westover Villa Town House Council, Inc. (the "**Association**");

WHEREAS the Association, acting through its board of directors (the "**Board**") has the authority under state statute and its general corporate governance powers to adopt the rules set forth herein; and

WHEREAS the Board has voted to adopt the additional Rules attached as Exhibit "A" to supplement the previously-adopted Rules;

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

Subject solely to the amendments contained in Exhibit "A", the Rules remain in full force and effect.

WESTOVER VILLA TOWN HOUSE COUNCIL, INC.
Acting by and through its Board of Directors

Signature: *[Handwritten Signature]*
Printed Name: Kevin Stubbagh
Title: President

Exhibit "A": Additional Rules

(Notary Block on Following Page)

STATE OF TEXAS §

COUNTY OF Travis §

This instrument was executed before me on the 26th day of October,
2019, by Kevin Stabaugh in the capacity stated above.

[Signature]
Notary Public, State of Texas

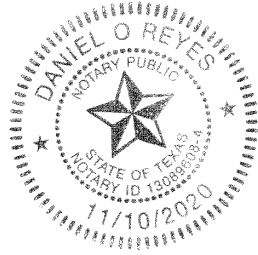


EXHIBIT "A"

Section X is hereby amended and restated to read as follows:

SECTION X. PARKING

1. Background. Per Declaration section 8.7, except for ingress and egress (driving in and out of the community), owners cannot use any of the Property¹ outside of their home's exterior building lines, patio, and carport area (including the area immediately outside of the garage door) except as expressly allowed under the governing documents or as may be allowed by the Board.
2. Parking behind units. Parking "behind" a unit, or "back parking", means for purposes of this rule parking in the alleyway-type areas along the west and east boundaries of the property, accessed via driveways from Honeysuckle Trail.

No item other than operable vehicles (no trailers, furniture, or any other item) may be parked or placed behind the units. No vehicle may be parked in a manner as to impede access of other vehicles. The board may designate via signage or pavement markings permissible parking spaces.

Unless authorized by the Association in writing, only temporary guest parking is allowed in the back parking area. Temporary guest parking is defined as parking for any length of time on three or fewer days in any seven-day period (any parking more frequently than that will be considered resident rather than guest parking.)

The association may reserve one or more back parking spaces for one or more unit(s) and designate them as reserved via signage. The association may charge a fee for any such reserved spaces.

3. Variations. Owners must apply to the Board for, and the Board may in its discretion grant, an exception to this rule (for example, in the case of visiting relatives or other extenuating circumstances reasonably necessitating guest parking for more than three days. Significant others' frequent visits will not be considered extenuating circumstances). Any exceptions to this rule must be approved in writing, and may be conditioned. (For example, guest parking may be approved for a two-week visit for relatives, but the board may limit the exception to two weeks, or any other period.)
4. Tenants and guests. Owners are responsible for all violations of the governing documents committed by their tenants, and the owners' or tenant's guests or invitees.
5. Honeysuckle Trail. Honeysuckle Trail is a two-lane public street. It is important that all vehicles be parked in garages or carports; owners are requested to park all resident vehicles in garages and carports. This will allow the street to remain clear to mail delivery, visitor parking, emergency vehicles and two-way use of the street. Westover Villas has provided additional striped parking spaces against the perimeter fence on the east side and additional spaces on the west side. Homeowners who cannot get all their vehicles in their garage or car ports should use these spaces for themselves and their guests. The U.S. postal service may not deliver to homes with inaccessible mailboxes so not blocking mailboxes with cars is very important.

¹ As the term is defined by the Declaration (Property is all property subject to the Declaration, including the lots and common areas).



A new Section XI is hereby added to read as follows:

SECTION XI. SIGNAGE

No advertising signs (except "For Sale" or "For Lease" signs), billboards, unsightly objects or nuisances shall be erected, placed, or permitted to remain on the property, including in windows, which are visible to neighbors or the public. However, political signs can be erected but are limited to one candidate or ballot item. These signs may be displayed only on an owner's own Lot and may only be displayed during the period 90 days before and 30 days after the election or vote.

After recording, please return to:

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