



Dana DeBeauvoir

Dana DeBeauvoir, County Clerk
Travis County, Texas

Jul 31, 2020 08:04 AM Fee: \$58.00

2020133209

Electronically Recorded

NOTICE OF DEDICATORY INSTRUMENTS
for
WESTOVER VILLA TOWN HOUSE COUNCIL, INC.

THE STATE OF TEXAS §
§
COUNTY OF TRAVIS §

The undersigned, being the authorized representative of Westover Villa Town House Council, Inc. ("Association"), a property owners' association as defined in Section 202.001 of the Texas Property Code hereby certifies as follows:

1. Property: The Property to which the Notice applies is described as follows:
 - a. Westover Villa, a subdivision in Travis County, Texas according to the map or plat thereof recorded in Volume 58, Page 12 and amended in Volume 82, Page 180 of the Map Records of Travis County, Texas and all amendments to or replats of said maps or plats, if any.
2. Restrictive Covenants: The description of the documents imposing restrictive covenants on the Property, the amendments to such documents, and the recording information for such documents are as follows:
 - a. Documents:
 - (1) Declaration of Covenants, Conditions and Restrictions for Westover Villa.
 - (2) Amendment #1 to Declaration of Covenants, Conditions and Restrictions for Westover Villa Townhouse Council, Inc.
 - (3) 1998 Amendment to Declaration of Covenants, Conditions and Restrictions for Westover Villa.
 - (4) 2001 Amendment to Declaration of Covenants, Conditions and Restrictions for Westover Villa.
 - (5) 2003 Amendment to Declaration of Covenants, Conditions and Restrictions for Westover Villa.
 - b. Recording Information:
 - (1) Volume 9358, Page 780, *et seq.* of the Official Public Records of Real Property of Travis County, Texas.
 - (2) Volume 10985, Page 671, *et seq.* of the Official Public Records of Real Property of Travis County, Texas.
 - (3) Volume 13255, Page 553, *et seq.* of the Official Public Records of Real Property of Travis County, Texas.

- (4) Travis County Clerk's File No. 2002007209.
- (5) Travis County Clerk's File No. 2003202985.

3. Other Dedicatory Instruments: In addition to the Restrictive Covenants identified in Paragraph 2 above, the following documents are Dedicatory Instruments governing the Association which were previously recorded in the Official Public Records of Real Property of Travis County, Texas:

a. Document:

- (1) Westover Villas Violation Procedure.
- (2) Notice of Dedicatory Instruments for Westover Villa Town House Council, Inc. [Articles of Incorporation].
- (3) Amendment to Bylaws of Westover Villa Town House Council, Inc.
- (4) Amendment to Rules and Regulations of Westover Villa Town House Council, Inc.
- (5) 2018 Amendment of Rules and Regulations of Westover Villa Town House Council, Inc. [Parking].
- (6) 2018 Amendment and Restatement of Bylaws of Westover Villa Town House Council, Inc.
- (7) Amendment of Rules and Regulations of Westover Villa Town House Council, Inc. [Waste and Recycling Receptacles].

b. Recording Information:

- (1) Travis County Clerk's File No. 2002143987.
- (2) Travis County Clerk's File No. 2011180918.
- (3) Travis County Clerk's File No. 2012016185.
- (4) Travis County Clerk's File No. 2012006478.
- (5) Travis County Clerk's File No. 2018085792.
- (6) Travis County Clerk's File No. 2018158250.
- (7) Travis County Clerk's File No. 2018162548.

4. Dedicatory Instruments: In addition to the Dedicatory Instruments identified in Paragraph 3 above, the following document is a Dedicatory Instrument governing the Association:

a. The Westover Villa Townhouse Council Rules and Regulations.

[The attached document was properly adopted in the open session of a meeting of the Association Board of Directors.]

A true and correct copy of such Dedicatory Instrument is attached to this Notice.

This Notice is being recorded in the Official Public Records of Real Property of Travis County, Texas for the purpose of complying with Section 202.006 of the Texas Property Code. I hereby certify that the information set forth in this Notice is true and correct and that the copy of the Dedicatory Instrument attached to this Notice is a true and correct copy of the original.

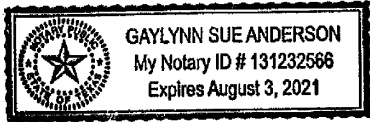
Executed on this 30th day of July, 2020.


WESTOVER VILLA TOWN HOUSE
COUNCIL, INC.

By: 
Ben Lancaster, authorized representative

THE STATE OF TEXAS §
 §
COUNTY OF TRAVIS §

BEFORE ME, the undersigned notary public, on this 30th day of July, 2020 personally appeared Ben Lancaster, authorized representative of Westover Villa Town House Council, Inc., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and in the capacity therein expressed.




Notary Public in and for the State of Texas

The Westover Villa Townhouse Council

Rules and Regulations

The following rules are established for the guidance of Westover Villas Townhouse Council (Association) owners and residents to ensure compliance with the Declaration of Covenants, Conditions and Restrictions (CCRs) and any amendments to preserve and maintain a harmonious atmosphere.

I. Architectural Control

- A. The CCRs of the association require all alterations, additions and changes to the existing exterior of a home (e.g. patio covers, skylights, landscaping, etc.) obtain prior written approval from the Board of Directors. All requests must be in writing and should include a drawing and other descriptive information to facilitate a timely and well-informed decision by the Board. The Board has up to thirty days to approve or disapprove of the request.
- B. No painting or gardening shall be performed by owners to the common areas. No fences, hedges or walls shall be erected or maintained except as approved by the Board of Directors.

II. Use and Appearance of Common Areas

- A. Requests or comments regarding the appearance or condition of the common areas are to be directed to Community Association Management. All maintenance requests and comments should be made in writing.
- B. Trash collection day is Thursday. Please place garbage in sealed plastic bags before placing them in your trash receptacles. Receptacles should be placed at the curb and not on the grass. Receptacles must be removed from the curb and stored at the rear of the home no later than noon the following day.
- C. All clotheslines, equipment or storage piles shall be kept within the patio or other screened areas so as to conceal them from the view of neighboring homes and streets.

- D.** The common area shall not be used for any commercial purposes. No business activities are allowed to be conducted in any buildings or on any portion of the property.
- E.** No structures of a temporary character including tents, shacks, garages, barns or other outbuildings shall be used, kept or stored on any portion of the property at any time.
- F.** No exterior television or radio antennas of any sort shall be placed, allowed or maintained upon the property without prior written consent of the Board of Directors.
- G.** 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 is visible to neighbors or the public. However, political signs can be erected but are limited to one sign per candidate or ballot item. These signs may be displayed only on an owner's Lot and may only be displayed during the period 90 days before and 30 days after the election or vote.
- H.** No activity shall be conducted on the property which might be considered a nuisance to residents. The Board has the right to determine what constitutes a nuisance.
- I.** Large vehicles, particularly commercial trucks, vans (1 ton or larger), trailers and motor homes are not permitted on the common areas. This includes the rear driveway and entrances. Exceptions include moving vans/trailers and vehicles of contractors performing work at the property.
- J.** No parking space on the property shall be used for storage of boats, trailers, campers, unused or inoperable automobiles or any other items the Board may deem unsightly or inappropriate.
- K.** 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 for 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 port 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..

- L. No animals, livestock or poultry of any kind shall be raised/bred or kept on the property. Only a reasonable number of household_pets (e.g. dogs, cats, etc.) may be kept on the property. Owners and residents shall be responsible for cleanup after their pet(s) in the common areas and yards. Owners shall not feed animals outside of units.
- M. Waste and recycling receptacles may not be stored in front yards or driveways. Owners must at all time store waste and recycling receptacles out of sight from the street, with the exception that receptacles may be put out, adjacent to the curb in front of the home, for waste and recycling after 8:00 pm the day before a City of Austin garbage or recycling collection day and must be returned out of sight by 10:00 pm on the day of collection.
- N. Homeowners and tenants shall not impede the complete street view of the front porch of their units by erecting a wooden, metal or cloth screen, curtain, drape or similar barrier.

III. Maintenance Responsibilities

- A. All repairs to the common areas and property that fall under the Association's responsibility must be contracted through the Association. To report needed repairs, email CAM at info@camanagers.com. The Association is not responsible for payment for work that is not authorized and approved by the Association.
- B. Residents are responsible for the watering of the grounds. During periods of extreme heat and drought, grass and shrubbery should be watered at least three times per week for periods of 20 minutes. When conditions are not as dry and the temperatures drop into the 80s, watering can be done once per week. You must follow City of Austin watering conservation schedules.

IV. Pool

- A. The pool is for the exclusive use of Association owners, residents and their accompanied guests.
- B. Violations of pool rules are subject to Association CCRs on the use of the pool facilities.
- C. Persons using the pool facilities do so at their own risk.
- D. Parties at the pool area can only be held on Friday and Saturday evenings from 6 p.m. to 10 p.m. Owners and residents are required to provide prior

written notification to the Association. Send all requests to Community Association Management at least 10 days in advance.

- E. Texas Department of Health Regulations must be observed at all times.

V. Monthly Assessments

- A. Monthly assessments, the amount as approved by the Board of Directors, are due on the 1st and late on the 15th day of each month.
- B. A \$25.00 Late Charge shall be charged to each member whose payment is postmarked after the 15th of the month.

VI. Fines

- A. Members in violation of the CCR's or Rules & Regulations of the Association may have their right to use the common areas suspended and may be assessed a fine.
- B. If a homeowner violates a *Rule or Regulation* the Board is empowered, under article *VI. Fines*, in the Association Bylaws, to fine the homeowner. The Westover Villas Violation Procedure authorizes the Board under Section 1. (5) *assess a fine against the Lot Owner for the violation in an amount to be determined by the Board of Directors.* Section 1 also says, ... *or levy a fine for a violation of the restrictions (including Declaration, Bylaws, or Rules) the Association must give certified mail, return receipt requested notice to the last known address of the Lot Owner.*

The following procedure will be followed:

1. Prepare a VIOLATION LETTER stating 1) what the violation is; 2) the rule that has been broken, and 3) and the specific reference in the rules.
2. Send the letter certified mail, return receipt requested, to the address listed in the Westover Villas Directory for the current year.
3. If the party in question repeats the violation, or does not comply with the request for action, a follow up letter is sent in the same

manner as stated in #2 with a demand for \$50.00 as a penalty for non-compliance. The party in question is given two (2) weeks to remit.

4. If the party in question does not comply within the time span demanded, an additional \$50.00 will be added to the debt. The party in question will be advised that \$50.00 will be added to the debt every two (2) weeks until the debt is satisfied. The party in question will also be notified that non-payment of debts to the Association could result in a lien attached to the property.

SWIMMING POOL RULES

- **NO LIFEGUARD ON DUTY!**
- **SWIM AT YOUR OWN RISK!**
- **NEVER SWIM ALONE!** This is a safety rule to be strictly enforced with respect to children under 14 years of age. It is a matter of judgment with adults who swim at their own risk.
- **ALL GUESTS MUST BE ACCOMPANIED BY THE OWNER OR RESIDENT! NO EXCEPTIONS!**
- **CHILDREN** under 14 years of age must be accompanied by an adult.
- **PARENTS/OWNERS** are responsible for the actions of their children and guests.
- **NO GLASS** or glass containers are allowed in the pool area.
- **NO PETS** or animals other than guide or service dogs are allowed in the pool area.
- **DISPOSE** of all trash in proper containers.
- **THE POOL AREA** should be left cleaner than when you found it.
- **NO ROUGH OR BOISTEROUS PLAY**, wrestling or running shall be permitted. Everyone is expected to behave in such a manner as not to intrude upon the pleasure of other pool users.

- **NO DIVING!**
- **THE GATE** must be kept locked at all times. Do not prop the gate open. This is an important safety and liability factor for the Association.
- **THE BATHROOM** door should be closed when not in use.
- **PARKING** in the cul-de-sac for pool users is not permitted.
- **THE EMERGENCY PHONE** is for 911 calls only. False call(s) may result in fines and citations from authorities.