



*Dana DeBeauvoir*

Dana DeBeauvoir, County Clerk  
Travis County, Texas

May 03, 2021 08:53 AM Fee: \$34.00

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\*Electronically Recorded\*

STATE OF TEXAS §

COUNTY OF TRAVIS §

**AMENDMENT TO RULES AND REGULATIONS  
FOR  
NORTHCAT VILLAS HOMEOWNERS ASSOCIATION, INC.**

*(regarding Regulating Use of Amenities)*

**Document reference.** Reference is hereby made to that certain Declaration of Covenants, Conditions and Restrictions for Northcat Villas, filed at Vol. 8501 Pg. 6 in the Official Records of Travis County, Texas (together with all amendments and supplements, the "**Declaration**").

Reference is further made to those "Bylaws of Northcat Villas Homeowners' Association, Inc." attached as Exhibit "H" to that Notice of Dedicatory Instruments, filed at Doc. No. 2013001878, and to that certain Amendment to Bylaws of Northcat Villas Homeowners Association, Inc., filed as Document No. 2015071188, and to that certain Amendment to Bylaws of Northcat Villas Homeowners Association, Inc., filed as Document No. 2018077518 in the Official Public Records of Travis County, Texas (together with all amendments thereto, the "**Bylaws**").

Reference is further made to that certain Amendment of Rules and Regulations of Northcat Villas Homeowners Association, Inc., filed at Doc. No. 2016007055; those certain rules attached as Exhibits "A", "B", "C", "D", "E", "F" and "G" to that Notice of Dedicatory Instruments, filed at Doc. No. 2013001878, and the Amendment to Rules and Regulations for Northcat Villas Homeowners Association, Inc. filed at Doc. No 2018077510, all in the Official Public Records of Travis County, Texas (together with all amendments and supplements, the "**Rules**").

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

WHEREAS the Association, acting through its board of directors (the "**Board**"), is authorized to adopt and amend rules and regulations pursuant to Article II, Section 6 of the Bylaws and has previously adopted the Rules; and

WHEREAS the Board has voted to adopt the Temporary Health and Safety Protocols Policy, attached hereto as Exhibit "A", as an additional Rule of the Association;

THEREFORE the Temporary Health and Safety Protocols Policy attached as Exhibit "A" has been, and by these presents is, ADOPTED and APPROVED by the Board of Directors.

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

**NORTHCAT VILLAS HOMEOWNERS ASSOCIATION, INC.**

Acting by and through its Board of Directors  
Filed of record in accordance with Property Code Ch. 202 by  
Niemann & Heyer LLP

Signature: *Connie Heyer*  
Connie Heyer, attorneys and authorized agents

Exhibit "A": Amenity Use Policy

[Notary block on following page.]

Acknowledgement

STATE OF TEXAS §

COUNTY OF Travis §

This instrument was executed and acknowledged before me on the 29<sup>th</sup> day of April, 2021, by Connie N. Heyer in the capacity stated above.



Elizabeth A. Escamilla  
Notary Public, State of

**After recording, please return to:**

Niemann & Heyer, L.L.P.  
Attorneys at Law  
Westgate Building, Suite 313  
1122 Colorado Street  
Austin, Texas 78701

EXHIBIT A

AMENITY USE POLICY

Temporary Health and Safety Protocols. The Board may temporarily (for a duration of time of the Board's discretion) close, curtail access to or hours of, restrict, or condition access to the common areas in its reasonable discretion (for example due to health or safety concerns, governmental or CDC advisories, or any time the Board in its discretion deems such action necessary or appropriate.) The Board may prohibit, restrict, or condition visits by guests and invitees, for example in response to health or safety or capacity concerns. The Board in its discretion may temporarily cease, and upon notice to owner(s) require owners and their contractors or other agents to cease, activities the Board deems non-essential. The Board may implement protocols in common areas to aid in protecting the health and safety of residents and guests. The Board may, upon notice, prohibit use of the common areas by any owner or guest violating the temporary health and safety protocol. The Board may act pursuant to the authority granted by this rule by adopting a resolution approved by the Board. Notice of any resolution adopted in accordance with this rule may be given by posting notice either in at least one conspicuous location on the common area or an Association website or other Association social media platform, and emailing notice to owners for whom the Association maintains an email address (notice must be both posted either in common area or online, and emailed).