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Dyana Limon-Mercado
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Travis County, Texas

May 24, 2023 03:17 PM Fee: \$ 50.00

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Electronically Recorded

STATE OF TEXAS §
COUNTY OF TRAVIS §

NOTICE OF DEDICATORY INSTRUMENTS

SPICEWOOD POINT TOWNHOMES OWNERS ASSOCIATION, INC.

(Rules and Regulations)

Document reference. Reference is hereby made to that certain Condominium Declaration for Spicewood Point Townhomes, filed at Vol. 8131, Pg. 836 in the Condominium Records of Travis County, Texas (together with all amendments and supplemental documents thereto, the "**Declaration**").

Reference is hereby made to the rules previously adopted by the Association, filed of record as Document Number 2021193516 in the Official Public Records of Travis County, Texas (together with all amendments and supplemental documents thereto, the "**Rules**").

WHEREAS the Declaration provides that owners of units subject to the Declaration are automatically made members of SPICEWOOD POINT TOWNHOMES OWNERS ASSOCIATION, INC. (the "**Association**"); and

WHEREAS the Association, acting through its board of directors (the "**Board**"), previously adopted rules and regulations, a copy of which is attached as Exhibit "A";

THEREFORE, the Rules and Regulations attached as Exhibit "A" are hereby recorded to put interested persons on notice of their applicability to the Association and its members.

SPICEWOOD POINT TOWNHOMES OWNERS ASSOCIATION, INC.
Acting by and through its Board of Directors

By: Niemann & Heyer LLP, attorneys and authorized agents, filing
on behalf of the Board in accordance with Chapter 202, Texas Property Code

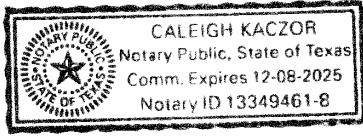
By: *Patrice Arnold*
Patrice Arnold

Exhibit "A": Rules and Regulations

Acknowledgement

STATE OF TEXAS §
COUNTY OF TRAVIS §

This instrument was executed before me on the 24 day of May, 2023,
by Patrice Arnold in the capacity stated above.



Caleigh Kaczor
Notary Public, State of Texas

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"

SPICEWOOD POINT HOMEOWNERS ASSOCIATION
RULES AND REGULATIONS

1. LIVING UNIT EXTERIORS

- 1) Unit entry areas , front doors, and windows visible from common areas shall be reasonably clean and neat, and in good repair.
- 2) No structural or otherwise "affixed "additions or changes (such as awnings, storm doors, TV antennas, etc.) shall be allowed except as approved by the Board of Directors prior to installation.
- 3) Balconies and patios visible from common areas or from the street shall be reasonably clean and uncluttered; railings and fences shall not be used to hang towels, rugs, etc.
- 4) By City Ordinance, no grills are allowed on balconies or patios, beneath an overhang, or within five feet of the building. Violation of this ordinance can result in a fine of \$500.00.
- 5) Window coverings visible from common areas or street shall be of a neutral or light color.
- 6) Signs advertising a unit's availability for sale, rent or lease shall be displayed in only one window of the unit, and with prior consent of the Board or Management Company. Such signs shall be no larger than two feet by two feet.

2. COMMON AREAS FIXTURES AND FURNISHINGS

- 1) No one other than authorized personnel shall adjust, repair or otherwise physically alter equipment such as sprinklers, pool supplies and controls, lights, etc. Homeowners shall notify maintenance personnel or the Management Company when problems occur.
- 2) Pool furniture shall not be removed from the pool area, or used for any purpose except that for which it is designed.
- 3) Plants shall not be removed, altered, or planted without prior consent of the Board.
- 4) Personal notices (Lost & Found, For Sale, etc.) posted on the mailbox kiosk shall be no larger than 4nX 5n inches and shall be displayed for no longer than two weeks. Homeowners and residents only shall be allowed to post notices.

3. POOL ANDHOT TUB

- 1) Adult pool and hot tub users shall be responsible for their own safety, NO LIFEGUARD IS PROVIDED AT ANY TIME,
- 2) Children under the age of 14 in or around the pool or hot tub area shall be under the constant supervision of an adult, who shall bear total responsibility for the safety and conduct of the children in their care.
- 3) Hours for pool and hot tub use shall be 6:00 a,m, to 11:00 p,m,
- 4) Guests shall be allowed the use of the pool and/or hot tub only when accompanied by a resident, (Number of guest should be limited so as not to detract from others' enjoyment of the area.)
- 5) No glass containers shall be allowed anywhere in the pool/hot tub area.
- 6) Nothing shall be taken or allowed in the pool except items specifically designed for pool use, such as floats and swimming aids.
- 7) No activity including "play" shall be allowed in or around the pool/ hot tub area which is potentially harmful to or disturbing to persons or property, DIVING SHALL NEVER BE ALLOWED,

4. VEHICLES

- 1) Residents shall be allowed no more than two vehicles on the property per living unit at any time except as permitted by prior variance from the Board of Directors.
- 2) Residents shall at no time park in assigned spaces other than their own, except by prior mutual agreement between themselves and the rightful designees for the spaces.
- 3) Residents shall inform all visitors, including repair and service persons that they are to park ONLY IN UNCOVERED PARKING SPACES, Guest parking shall not exceed a 48-hour period.
- 4) Parking shall at no time be allowed where prohibited by curb marking, or in any other place that would restrict residents' access and use of their living units or vehicles.
- 5) Maximum speed limit shall be 15 mph,
- 6) Improperly licensed or unsightly vehicles shall not be allowed on the property; inoperable vehicles shall be allowed for no more than two days.

- 7) Except for routine repairs (battery charging, tire changing, etc.) no vehicular repair or servicing shall be allowed.
- 8) Motorcycles shall park only in spaces designed for cars,--never on sidewalks or grassy areas.
- 9) Boats, campers, large trucks and trailers shall not park on the property except as allowed by prior variance granted by the Board of Directors.
- 10) "Gar age " sales {causing congested drives) shall not be allowed.

VEHICLES IN VIOLATION OF THESE RULES ARE
SUBJECT TO BEING TOWED AT THE OWNERS EXPENSE

5. TRASH (iii) RECYCLING

- 1) All household trash and garbage shall be deposited INSIDE one of the dumpsters on the property. Items too large for dumpsters, as well as pollutants and potentially hazardous materials and substances, shall be removed from the property by the resident discarding them.
- 2) Items to be recycled shall be deposited INSIDE receptacles provided for that purpose. Garbage or trash of any kind shall not be put in -recycling containers.
- 3) No litter of any kind, especially drink and fast food containers, shall be allowed in any common area, including driveways and parking areas, or in any other area visible from a common area or the street.

6. NOISE CONTROL

- 1) Sound from radios and tv's and recorded or live music of any kind shall not be audible beyond the walls of the units in which it originates--except in special cases in which prior consent has been obtained from all neighbors likely to be affected.
- 2) Sound from radios and tv's and of recorded or live music of any kind in the pool area or any other common area is to be kept at a level which would not disturb others in the immediate area or in their living units.
- 3) Sound from radios and tape or CD players in vehicles shall not be audible outside the vehicles.

- 4) At all times, but especially between the hours of 10:00 p.m. and 9:00 a.m. residents and guests shall refrain from causing or allowing sounds which might disturb others (such as car horns, idling engines, loud talking and laughter, etc.

7. PETS

- 1) Only such animals as are generally considered household pets shall be kept on the premises. No more than two pets per unit shall be allowed except as permitted by prior variance from the Board of Directors.
- 2) Pets shall be kept indoors, in fenced-in back yards, or on balconies or patios. They shall be allowed in common areas ONLY WHEN DIRECTLY SUPERVISED BY THEIR OWNERS.
- 3) Dogs and cats shall ALWAYS be on leashes when in common areas.
- 4) Pet owners shall be responsible for immediate removal and clean-up of their pets 'waste in common areas and on balconies and patios abutting common areas.
- 5) Pets shall not be allowed in the pool area or clubhouse.
(This does not apply to animals assisting handicapped individuals.)
- 6) Homeowners shall be responsible for any personal injury or property damage caused by pets owned or under the care of the persons residing in their units, whether such persons be homeowners themselves or their tenants.

REMARKS

All owners and residents have the right to expect that these Rules and Regulations be enforced for their own sense of well-being and that of their neighbors. They should not hesitate to register complaints when warranted. (Lessees and renters shall contact owners of their leased or rented units, who in turn shall contact the Management Company or a Board member.)

Owners are responsible for keeping tenants informed as to these Rules and Regulations, as well as any future additions or changes, and for acting as liaison between their tenants and the Board of Directors and Management Company on specific questions or problems related to policy.

Owners are responsible for any violations committed by their tenants or their tenants' guests. Owners are responsible for notifying the management company of the names of their renters and for providing a key to the units. Owners are responsible for any violations committed by their tenants or their tenants' guests.

EMERGENCY PROCEDURES

1. FIRE Leave involved area immediately and call 911 from a safe location. Alert other residents if possible.
2. UTILITIES HAZARDS (Gas, Water, Electricity) Contact Pioneer Real Estate immediately (512-447-4496)
3. SUSPICIOUS PERSON ON OR NEAR PREMISES Call police at 512-480-5011 (or call 911 if immediate response is judged necessary). Inform Pioneer Real Estate of the situation as soon as possible info@pioneeraustin.com
4. DANGEROUS WEATHER Take precautions as directed by local authorities by means of the media; alert other residents if possible. During winter months be alert for media advisories and signs at mailboxes regarding freeze warnings, take precautions for water pipes as directed.
5. STRAY ANIMALS Call City of Austin 311 (or, if an animal seems to present an immediate threat, 911).