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Dyana Limon-Mercado

Dyana Limon-Mercado, County Clerk
Travis County, Texas

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SUPPLEMENTAL NOTICE OF DEDICATORY INSTRUMENTS
for
THE TRAILS COMMUNITY ASSOCIATION OF AUSTIN, INC.

THE STATE OF TEXAS §
 §
COUNTY OF TRAVIS §

The undersigned, being the Authorized Representative for The Trails Community Association of Austin, Inc. (the "Association"), a property owner's association as defined in Section 202.001 of the Texas Property Code, hereby supplements those instruments entitled "Notice of Dedicatory Instruments for The Trails Community Association of Austin, Inc." and "Supplemental Notice of Dedicatory Instruments for The Trails Community Association of Austin, Inc.," recorded under Clerk's File Nos. 2011153766 and 2021199487 of the Official Public Records of Travis County, Texas under ("Notice") which Notice was filed of record for the purpose of complying with Section 202.006 of the Texas Property Code.

Additional Dedicatory Instrument. In addition to the Dedicatory Instrument identified in the Notice, the following document is a Dedicatory Instrument governing the Association.

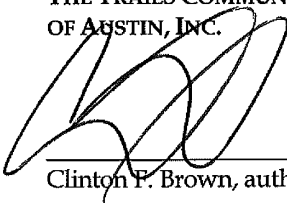
- **Exterior Colors Policy for The Trails Community Association of Austin, Inc.**

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

This Supplemental 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 Supplemental Notice is true and correct and that the copy of the Dedicatory Instrument attached to this Supplemental Notice is a true and correct copy of the original.

Executed on this 1st day of August, 2023.

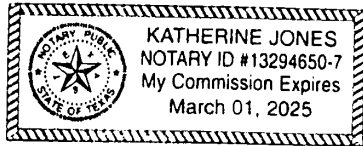
**THE TRAILS COMMUNITY ASSOCIATION
OF AUSTIN, INC.**

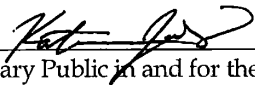
By: 

Clinton F. Brown, authorized representative

THE STATE OF TEXAS §
 §
COUNTY OF TRAVIS §

BEFORE ME, the undersigned notary public, on this 1st day of August, 2023 personally appeared Clinton F. Brown, authorized representative of The Trails Community Association of Austin, 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

EXTERIOR COLORS POLICY
for
THE TRAILS COMMUNITY ASSOCIATION OF AUSTIN, INC.

THE STATE OF TEXAS §
 §
COUNTY OF TRAVIS §

I, Susie Piaget, Secretary of The Trails Community Association of Austin, Inc. (the "**Association**"), certify that at a meeting of the Board of Directors of the Association (the "**Board**") duly called and held on 11/15/2022, with at least a quorum of the Board members being present and remaining throughout, and being duly authorized to transact business, the following Exterior Colors Policy ("**Policy**") was approved by not less than a majority of the Board members in attendance.

RECITALS

1. The property encumbered by this Exterior Colors Policy is that property restricted by the "Amended and Restated Master Declaration of Covenants and Restrictions for The Trails Community Association of Austin, Inc.," recorded in the Official Public Records of Real Property of Travis County, Texas under Clerk's File No. 2012048411, as same has been or may be amended from time to time ("**Declaration**"), and any other property which has been or may be subsequently annexed thereto and made subject to the authority of the Association.
2. Article VIII, Section 8.01 of the Declaration authorizes the Association (acting through the Board) to adopt rules and regulations as the Board deems necessary.
3. Article VIII, Section 8.01, of the Declaration also authorizes the Association to levy fines against an Owner for violations of the Governing Documents, subject to compliance with notice requirements imposed by law.
4. The Board of Directors desires to adopt a policy regulating the exterior colors of Improvements on Lots in the Association. All capitalized terms used in this Policy, but not defined herein, have the same meanings as that ascribed to them in the Declaration..
5. This Policy supersedes and replaces any previously recorded exterior colors policy.

EXTERIOR COLORS POLICY

It is the policy of the Association to enforce this Exterior Colors Policy as provided below.

Section 1 Requirements

- 1.1 All exterior work and color choices, even if the color is an approved color, must receive the written approval of the Architectural Review Committee (the "ARC") prior to painting or installation.
- 1.2 Paint brands other than those listed below may be used if they are exact matches to those on the approved list, subject to the prior written approval of the ARC.
- 1.3 Houses shall be painted using one (1) main color that may also be used for the trim color. If a trim accent is desired, one (1) separate trim color may be used. All color choices are subject to the prior written approval of the ARC.
- 1.4 Garage doors shall be painted with either the main house color or the trim color, subject to the prior written approval of the ARC.
- 1.5 Fences may be left unstained or stained using one (1) semi-transparent stain color, subject to the prior written approval of the ARC.
- 1.6 Metal frames for replacement windows may be a color other than an approved color, subject to the prior written approval of the ARC.
- 1.7 Entry doors, not visible from the street, may be painted an accent color other than the approved colors, subject to the prior written approval of the ARC.
- 1.8 Owners doing minor repairs or minor repainting of a portion of a house may be allowed to use the existing color of the house, even if the color is not on the list of approved colors, with the prior written approval of the ARC.
- 1.9 Owners doing substantial or complete repainting of a house or other improvement must use a color from the approved list, subject to the prior written approval of the ARC.
- 1.10 Installations or paint jobs which do not receive the prior written approval of the ARC will be given an opportunity to cure the violation. Failure to cure the violation may subject the Homeowner to fines in accordance with the Association's Enforcement and Fine Policy.

Section 2. Approved Colors

2.1. **Approved Exterior Paint Colors** – The following Sherwin Williams paint colors are approved for exterior use:

| Reference Number | Name (Sherwin Williams) |
|------------------|-------------------------|
| 6099 | Sand Dollar |
| 6149 | Relaxed Khaki |
| 6198 | Sensible Hue |
| 6233 | Samover Silver |
| 7030 | Anew Gray |
| 7036 | Accessible Beige |
| 7057 | Silver Strand |
| 7555 | Patience |
| 7655 | Stamped Concrete |
| 7659 | Gris |
| 9127 | At Ease Soldier |

2.2. **Approved Trim Paint Colors** – The following Sherwin Williams paint colors are approved for exterior use, to be used for TRIM ONLY:

| Reference Number | Name (Sherwin Williams) |
|------------------|-------------------------|
| 6072 | Versatile Gray |
| 6252 | Ice Cube |
| 7004 | Snowbound |
| 7006 | Extra White |
| 7555 | Patience |

2.3. **Approved Fence Stain Colors** – The following Sherwin Williams semi-transparent stain colors are approved for use on fences:

| Reference Number | Name (Sherwin Williams) |
|------------------|-------------------------|
| 3508 | Covered Bridge |
| 3533 | Leeward |
| 3541 | Harbor Mist |

2.4. **Approved Roof Shingle Colors** – The following roof shingle colors/brands are approved:

| |
|-------------------------------------|
| Owens Corning Shingles |
| Desert Rose (Previously Desert Tan) |
| Amber |
| Estate Gray |
| Shasta White |
| GAF Timberline Shingles |
| Weathered Wood |
| Slate |

All plans for changes to exterior colors, fencing, or shingles must be submitted to the ARC and receive written approval PRIOR to the start of installation/painting.

I hereby certify that I am the duly elected and acting Secretary of The Trails Community Association of Austin, Inc., and that this Policy was approved by not less than a majority vote of the Board of Directors as set forth above and now appears in the books and records of the Association, to be effective upon recording in the Official Public Records of Real Property of Travis County, Texas.

TO CERTIFY which witness my hand this 31st day of July, 2023.

THE TRAILS COMMUNITY ASSOCIATION OF
AUSTIN, INC.

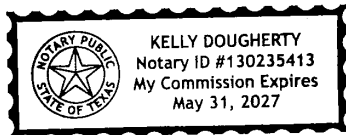
By: Susie Piaget

Printed: Susie Piaget

Its: Secretary

THE STATE OF TEXAS §
 §
COUNTY OF TRAVIS §

BEFORE ME, the undersigned notary public, on July 31st, 2023 personally appeared Susie Piaget, Secretary of The Trails Community Association of Austin, Inc., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that s/he executed the same for the purpose and in the capacity therein expressed.



Kelly Dougherty
Notary Public in and for the State of Texas