



*Dyana Limon-Mercado*  
Dyana Limon-Mercado, County Clerk  
Travis County, Texas

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\*Electronically Recorded\*

STATE OF TEXAS §

COUNTY OF TRAVIS §

AMENDMENT OF RULES AND REGULATIONS  
OF  
SUMMERWOOD HOMEOWNERS' ASSOCIATION OF AUSTIN, INC.

*Related to Insurance*

**Document reference.** Reference is hereby made to that certain Amended Declaration of Covenants, Conditions and Restrictions of Summerwood Homeowners' Association of Austin, Inc., filed as Document No. 2014109714 in the Official Public Records of Travis County, Texas (together with all amendments and supplemental documents thereto, the "Declaration").

Reference is further made to that certain Amendment to Bylaws and Recordation of Original Bylaws, Summerwood Homeowners' Association of Austin, Inc., filed as Document No. 2012045764 in the Official Public Records of Travis County, Texas (together with any amendments or supplements, the "Bylaws").

Reference is further made to the Amended and Restated Rules and Regulations of Summerwood Homeowners' Association of Austin, Inc., filed as Document No. 2016109467, the Amendment of Rules and Regulations of Summerwood Homeowners' Association of Austin, Inc., filed as Document No. 2017110923, and the Amendment of Rules and Regulations of Summerwood Homeowners' Association of Austin, Inc., filed as Document No. 2023137365, all in the Official Public Records of Travis County, Texas (together with any amendments or supplements, the "Rules").

WHEREAS the Declaration provides that owners of lots subject to the Declaration are automatically made members of Summerwood Homeowners' Association of Austin, Inc. (the "Association");

WHEREAS the Association, acting through its board of directors (the "Board"), is authorized to adopt and amend rules and regulations governing the property subject to the Declaration and the operations of the Association pursuant to Bylaws Article VIII Section 1(a) and/or State law; and

WHEREAS the Board has voted at a properly noticed meeting to adopt the Rule set forth below in its entirety.

THEREFORE the following additional Rule has been, and by these presents is, ADOPTED and APPROVED.

**"Owner Insurance; Proof of Insurance.** At all times subsequent to the Association providing notice that Association-purchased insurance is not reasonable available, pursuant to Declaration Article VI (as amended in 2023, reprinted below), **each Owner must carry, at the owner's sole cost and expense, fire and casualty insurance for their Lot ("Lot" includes all improvements on the Lot), for the full replacement value.**

**Owner duty to provide proof of insurance.** Each Owner must annually, between January 1 and January 31<sup>st</sup>, provide the Association with a certificate of insurance evidencing the purchase of such coverage. Certificates must be provided to the Association in care of the Association's managing agent, or to any other Association agent designed in writing by the Association.

Owners must also provide such certificate to the Association at other times within five business days of a request from the Association.

Any portion of the Lot or improvements that is damaged or destroyed shall be promptly repaired or replaced by the Owner. The cost of repair or replacement in excess of the insurance proceeds is each Owner's responsibility.

**The association has no duty to fund any portion of Lot repair or replacement costs in the wake of a casualty or other event that is or typically would be insured under an Owner's policy<sup>1</sup>. Owners are responsible for payment of any deductible under their policy."**

Subject solely to the amendment set forth herein, the Rules of the Association remain in full force and effect.

APPROVED and ADOPTED at a meeting of the Board of Directors this 25<sup>th</sup> day of January, 2024.

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<sup>1</sup> This Association's day to day maintenance and repair responsibilities do not include maintenance or repair of items damaged by an insured loss, or a loss that should have been insured by the Owner's policy if the Owner had purchased insurance as required.

**SUMMERWOOD HOMEOWNERS' ASSOCIATION OF AUSTIN, INC.**  
Acting by and through its Board of Directors  
Filed of record in accordance with Ch. 202, Texas Property Code by



Connie N. Heyer, Niemann & Heyer LLP, attorneys and authorized agents

**Acknowledgement**

STATE OF TEXAS §

COUNTY OF Travis §

This instrument was executed and acknowledged before me on the 8<sup>th</sup> day of February, 2024  
by Connie N. Heyer in the capacity stated above.

  
Notary Public, State of Texas

