

THE HILLS OF LAKEWAY PROPERTY OWNERS' ASSOCIATION, INC.

SECRETARY'S CERTIFICATE

STATE OF TEXAS

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2016150888

COUNTY OF TRAVIS

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The undersigned hereby certifies that he/she is the duly elected, qualified and acting Secretary of The Hills of Lakeway Property Owners' Association, Inc., a Texas non-profit corporation ("Association"), and that:

Attached hereto is a true and correct copy of the following Association document which has been duly approved:

1. Rules & Regulations, The Hills of Lakeway Property Owners' Association, Inc. 2016

IN WITNESS WHEREOF, the undersigned has executed this certificate on the 7th day of September, 2016.

By:

Name: Kathryn W. Williamson
Secretary, Board of Directors

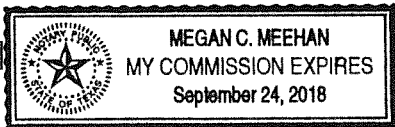
STATE OF TEXAS

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COUNTY OF Travis

This instrument was acknowledged before me on the 7th day of September, 2016, by Kathryn W. Williamson Secretary of the Board of Directors of The Hills of Lakeway Property Owners' Association, Inc., on behalf of said non-profit corporation.

[SEAL]



Megan Meehan
Notary Public, State of Texas
My Commission Expires: _____

AFTER RECORDING RETURN TO:

Bill Flickinger
Willatt & Flickinger, PLLC
12912 Hill Country Blvd., Ste. F-232
Austin, Texas 78738

Rules & Regulations

The Hills of Lakeway Property Owners' Association, Inc. 2016

Section 5.05(C) of the Hills of Lakeway Amended Master Declaration of Covenants, Conditions and Restrictions recorded as Document No. 2004207963 of the Official Public Records of Travis County, Texas (the "Master Declaration") grants to the Board of Directors of the Hills of Lakeway Property Owners' Association, Inc. (the "Association") the power to make, establish and promulgate in its discretion such Hills of Lakeway Rules not in conflict with the Master Declaration, as it deems proper covering any and all aspects of its functions, including the use and occupancy of Association property.

The Board of Directors of the Association has adopted the following Hills of Lakeway Rules which shall take effect as of the date set forth below and shall replace all prior Hills of Lakeway Rules except as herein indicated.

These Hills of Lakeway Rules are separate and apart from rules adopted by the Architectural Committee pursuant to Section 8.03 of the Master Declaration and such Architectural Committee Rules are unaffected by these Hills of Lakeway Rules or this action of the Board of Directors. The Board of the Association has previously adopted Assessment Collection Procedures. Those procedures remain unchanged by the adoption of these Rules.

1. Assessment Accounts: Any Owner delinquent on its assessment account (including assessments, late fees and fines) is subject to loss of RFID privileges. All RFID tags will be turned off for accounts with a balance of \$500.00 or more after proper notification has been given and or the account(s) may be referred to the Association's attorney for further action including collection procedures.
2. Inappropriate Behavior: Owners, residents, members, guests or contractors who are verbally abusive to The Hills Security Officers, or representatives of the POA are subject to loss of RFID privileges for 30 days. If repeated violations are observed, all RFID privileges will be suspended indefinitely. Loss of RFID gate access requires those vehicles to enter at manned gates only and does not deny access to the community.
3. Gate Access: All entrance gates are controlled by Radio Frequency. RFID tags are available for Hills residents, Country Club members and qualified contractors' vehicles. Because the roads throughout The Hills community are privately owned, unauthorized vehicles are not permitted. A valid drivers' license and current vehicle registration are required for admittance to the community. If a resident, club member or contractor is observed allowing unauthorized guests into the community through unmanned gates, that resident, club member or contractor will lose their RFID gate access privileges for 30 days. If repeated violations are observed, all RFID privileges will be suspended indefinitely. In addition such persons may be subject to the penalties and remedies set forth below. Loss of RFID gate access requires those vehicles to enter at manned gates only and does not deny access to the community.
4. RFID Tag Privileges: RFID tags are available as a convenience to our residents. They are a privilege, not a right. RFID tags may be suspended for the following:
 - A. Delinquent balances (See Rules and Regulation of the Hills POA, Item #1 Resident Assessment Accounts);
 - B. Inappropriate behavior towards Security staff or representatives of the POA (See Rules and Regulation of the Hills POA, Item #2 Inappropriate Behavior); or
 - C. Violating rules for using the Hills POA gates (See Rules and Regulation of the Hills POA, Item #3 Gate Access).

5. Noise: All Owners, residents and guests shall exercise reasonable care to avoid making or permitting to be made loud, disturbing, or objectionable noise by vehicles, appliances, electronic devices, pets and/or raucous behavior within the Hills of Lakeway Subdivision.

6. Annoyance: The Common Areas owned by the Association including the private roadways within The Hills of Lakeway Subdivision shall not be used by any Owner, resident or guest in a manner that may be reasonably considered to annoy, harass or embarrass other Owners, residents or guests.

7. Home Maintenance:

- A. Owners must remedy issues such a mailbox repairs and/or painting, mildew, or damage to doors and/or windows.
- B. Water features must be kept in good condition.
- C. The use of sheets or aluminum foil for window coverings are not permitted.
- D. Exposed foundations must be concealed with plants. Plantings will be required to screen areas that are bare along the foundation of the house.

8. Landscape Maintenance:

- A. Outdoor lawn furniture must be kept in good condition and should be placed in either the rear or side yard. Patio furniture (such as tables and chairs) may only be placed in the front yard with the approval of the Architectural Committee.
- B. Yards and/or vacant lots must be well maintained and should be mowed, edged and weeded regularly.
- C. Oak Wilt Disease: Precaution must be taken to prevent the spread of oak wilt disease and includes the following:
 - ◆ All oaks subject to Oak Wilt as defined on <http://www.TexasOakWilt.org> are no longer permitted for new plantings.
 - ◆ Pruning or cutting of any oak tree subject to Oak Wilt Disease is not permitted at any time during the months of February through June.
 - ◆ All wounds resulting from any damage to a tree or from any pruning or cutting of any oak tree subject to Oak Wilt Disease must be treated with a pruning paint or a latex paint as soon as possible to prevent infection. This includes any damage incurred during lawn maintenance, i.e. by a lawnmower, edger or weed eater, or resulting from any storm or wind damage.
 - ◆ Any diseased tree that is removed from an owner's property must be removed from The Hills of Lakeway Subdivision and cannot be used as firewood. The diseased tree must be cut to the ground, any bark remaining on any portion of the stump must be removed and the entire surface area must be treated with a pruning paint or latex paint.
 - ◆ The Association should be notified of any apparent or suspicious symptoms of oak wilt disease.

9. Trash Cans and Bins: Trash cans may be placed for road side pickup no earlier than Sunday, 7:00 p.m. and must be removed to an acceptable storage area no later than Monday evening, 7:00 p.m. Trash cans and bins must be stored either inside the garage or within a fully screened enclosure not visible from the street or adjoining properties.

10. General Common Area Restrictions: No littering, dumping, or depositing of trash, garbage, landscape waste or other refuse is allowed on any portion of the Hills of Lakeway Subdivision, or in the Common Area, including

the private roadways, or on any developed or undeveloped Lots. Lot owners are responsible for all actions of any contractors and subcontractors performing work on their behalf. Nothing may be placed or stored in the Common Area including the private roadways without prior permission of the Association. Any item placed or stored in the Common Area including the private roadways may be removed without notice, and the costs of removal charged to the Owner. Owners, residents and guests may not trim trees, shrubs, or make other alterations, or construct any structure upon any Common Area including the private roadways without prior written permission from the Association.

11. Picnicking and Camping: Picnicking shall be allowed only within designated areas. No camping within any Common Area shall be permitted.

12. Fires: The setting, burning or maintaining of open fires for any purpose within any Common Area shall be prohibited.

13. Firearms and Hunting: The discharge of firearms, air rifles, pistols, gas-propelled or powered arms, bows and arrows, slingshots, fireworks, and any potentially hazardous projectile on any property within The Hills of Lakeway Subdivision is strictly prohibited. Hunting and trapping within the Common Areas is prohibited. Fishing within the lakes other than on a "catch and release" basis is also prohibited. No swimming or boating on lakes is allowed.

14. Pets: All Owners, residents and guests are responsible for their pets, and shall control their animals at all times, on a leash. For the safety of owners, residents or guests and/or their pets, no animal shall be permitted to run at large. Pet waste must be picked up and disposed of properly by the party in charge of the animal.

15. Vehicles: No vehicle shall be operated over, across or on any Common Area other than the private roadways or any vehicle access paths specifically provided and maintained for that purpose. All off-road motorized vehicles such as dirt bikes, dune buggies, all-terrain vehicles, go carts, minibikes, and any other motorized vehicles that are not equipped and licensed for operation on public streets and roads shall be prohibited. The use of construction equipment and machinery being used in connection with the construction of homes, buildings or other improvements shall be exempted from this Rule.

The use of fabric or tarp car covers for vehicles that are parked in a resident driveway are prohibited in The Hills.

16. Golf Carts: Golf Carts may be operated upon the private streets and vehicle access paths by a licensed driver only. Passengers are limited to the number of seats available on the Golf Cart, not to exceed the manufacturer's recommended seating capacity. If used after dark, the Golf Cart must have headlights and other reflective markers to ensure safety from other vehicles. Golf carts must comply with all traffic laws, as well as all posted signs and must be driven in a safe and responsible manner.

Golf carts may be temporarily parked in a driveway, however, may not be left overnight and must be stored in the garage or behind a structurally screened element.

17. Compliance with Traffic Control: The operators of all vehicles, including motorcycles, golf carts and bicycles, shall observe and obey all traffic control or parking signs posted or maintained in or on any private road, parking area or other vehicular access path pertaining to the use, parking or operation thereof. In the absence of speed control signs, operators of vehicles on any private road, parking area or other vehicular access path shall not exceed a maximum of thirty (30) miles per hour.

18. Parking: Over-night parking of vehicles of any type on the private streets or other vehicular access paths is prohibited. The owners and residents must park motor homes, travel trailers or other types of recreational vehicles in an enclosed structure within the confines of the Owner's property at all times, except for loading and unloading.

Vehicles found improperly parked in violation of these Rules are subject to towing, at the expense of the owner of such vehicle, and the owner, or the person responsible, and/or will be subject to the penalties and remedies described below.

Sunday move-ins and deliveries are permitted during the hours of 9:00 a.m. and 7:00 p.m.

Contractors are allowed access to The Hills Monday through Saturday, 7:00 am to 7:00 pm but are not permitted in The Hills on Sundays and legal holidays except for emergencies.

19. Penalties: Any person violating any provision of the foregoing Rules, may be subject to the penalties and remedies set forth in Paragraph 2.09 of the Master Declaration, which states:

The violation of the Hills of Lakeway Restrictions by an Owner, his family, guests, lessees or licensees shall authorize the Board to avail itself of any one or more of the following remedies:

- A. The imposition of a special charge not to exceed Fifty Dollars (\$50.00) per violation, or
- B. The suspension of the Owner's right to use any Association property for a period not to exceed 30 days unless otherwise specified by the Board, or
- C. The right to cure or abate such violation and to charge the expense thereof, if any, to such Owner, or
- D. The right to seek injunctive or other relief provide or allowed by law against such violation and to recover from such Owner all its expenses and costs in connection therewith, including but not limited to attorneys' fees and court costs.

The Association must comply with any notice requirements of state law. Owners are responsible for all violations of their occupants, tenants, guests, agents and invitees.

Any amounts charged to an Owner under these Rules may be collected in the same manner as regular assessments under the Declaration, including lien and foreclosure rights to the extent permitted by law.

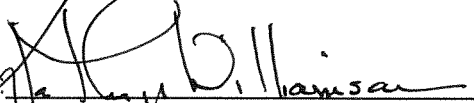
20. Attorney Fees: The Association may assess reasonable attorney fees to an Owner's account for non-payment of amounts due or other violations of the Master Declaration, By Laws, or Rules.

21. Non-Waiver: The failure of the Association to enforce any provisions of the Master Declaration, By Laws, Rules, or procedures shall not constitute a waiver of the right to enforce the same thereafter. All remedies in the Master Declaration, By Laws, and Rules are cumulative and not exclusive.

22. Information Management: The Association may, in its' discretion, share information maintained as association records with law enforcement and other emergency management services. Records may also be shared with The Village of The Hills and Hurst Creek MUD for official purposes only.

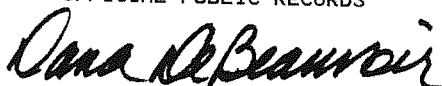
APPROVED TO BE EFFECTIVE September 7, 2016.

The Hills of Lakeway Property Owners' Association, Inc.

By 
Kathryn Williamson, Secretary

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS



Sep 12, 2016 12:29 PM

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HERRERAR: \$42.00

Dana DeBeauvoir, County Clerk

Travis County TEXAS