

STATE OF TEXAS  
COUNTY OF TRAVIS

**Adoption of rules**  
**The Paddock Home Owner's Association, Inc.**  
2010 [Restriction]

Reference is hereby made to the Declaration of Covenants, Conditions and Restrictions for The Paddock (the "Declaration"), originally filed of record in Volume 7973, Page 71 of the Condominium Records of Travis County, Texas, and the Bylaws (Bylaws) filed of record (as an exhibit to an amended declaration) in Vol. 8209 page 849 of the Real Property Records of Travis County Texas, and all subsequent amendments.

The Board of Directors of the **Austin Paddock Home Owner's Association, Inc.** has, in accordance with the Declaration and Bylaws, adopted Rules and Regulations governing the association. The rules are hereby filed of record.

**The Austin Paddock Home Owner's Association, Inc.**

By: Niemann & Heyer LLP, attorneys and authorized agents

By: *Connie N. Heyer*  
Connie N. Heyer

Date: December 3, 2010

STATE OF TEXAS

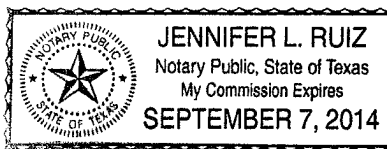
COUNTY OF TRAVIS

This instrument was acknowledged before me on the 3 day of December, 2010, by Connie N. Heyer in the capacity stated above.

*Jennifer L. Ruiz*

Notary Public, State of Texas

After recording, please return to:  
Niemann & Niemann, L.L.P.  
Attorneys At Law  
Westgate Building, Suite 313  
1122 Colorado Street  
Austin, Texas 78701



RULES FOR  
THE AUSTIN PADDOCK HOMEOWNERS ASSOCIATION, INC.

**RULES IN GENERAL.** The Austin Paddock Home Owners, Inc. adopted the following rules and regulations in accordance with the Declaration and By-laws of the Association, to help maximize enjoyment, maintain values, and assure the continued aesthetic beauty of Paddock Condominiums. The rules apply to all owners and tenants, as well as their families and guests. The rules are automatically a part of each lease (even if they are not attached), and each owner is responsible for making sure their tenants have a copy of the rules and follow them. You are encouraged to ask your neighbors to follow the rules. ( Texas Uniform Condominium Act - Chap. 82, 102., (a) (12) (d) (e)

**RULE VIOLATION COMPLAINTS.** Owners should direct any complaints, Police case numbers regarding rule or By-Laws violations to the homeowners association's management company in writing (By- Laws Article VII-8,a)

**FINES WILL BE ASSESSED.** A fine of \$100.00 per occurrence will be imposed against the owner of any unit where a violation of the rules or By-Laws continues to occur after being notified once by written notice by the management company of such violation. An owner may appeal their case to the management company within thirty days of the written warning. A late fee of \$10.00 will be assessed after a thirty day non-payment. Legal action will follow. (By-Laws Article VII -8,a)

1. Animals: There are no animals allowed at any time on the property whether they are "visiting" or residing. (By-Laws Article VII - 8,e)
2. Noise: Owners and tenants must keep stereos, televisions, car stereos, partying, pool activities, and other noises down to a reasonable level. If you are contacted by an owner or a tenant about an issue, you must comply with this request. The City of Austin noise ordinance may be used as a guide. These rules also apply to common elements. (By-Laws Article VII - 8,c)
3. Pool: The pool hours and rules are posted at the pool. Owners, tenants as well as their families and guests must review them and abide by them. (By-Laws Article VII - 6)
4. Common Area Storage: No part of the common area shall be used for general storage of personal items and if the Association has to remove items the owner may be billed for the removal. (By-Laws Article VII - 8,d)
5. Common Area Use: Owners have access to use the many common areas, such as walkways, pool, sports courts, lawns. All common areas need to be neat and free from obstructions. However, it is expected that each owner will be responsible for cleaning up after themselves and their guests. All trash must be placed within the dumpsters. If there are situations where this is not done, the management company will clean the area and the owner responsible will be billed for this service. (By-Laws Article VII - 8,d)
6. Vehicles, Parking and Towing: Each resident is assigned parking spaces by the Association By-Laws. In case of a violation, a resident may call the authorized towing company to have the automobile removed from their spot(s) at the violator's expense. (By-Laws Article VII - 8,g)

When calling them, give them the following information:

Your name, unit number and phone number

The parking space number

The color and license plate number of the car in question

Inoperable vehicles may not be stored in the parking spaces. Inspection sticker and license tags must be current, no flat tires, no leaks, etc. Repairs and washing of vehicles on the premises is prohibited. Residents and owners are not to use the guest parking space. The guest spot is for short-term use only. A time limit is posted. Towing is enforced by the management company.

7. Clubhouse Policy: (Does not include the swimming pools)

Maximum Capacity – 30 people

Security Deposit - \$200

Hours – Weeknights until 12:00 midnight, Fridays and Saturdays until 1:00 AM.

Notice – 1 week in advance required, to reserve it through the Association management company

Noise – No loud music is permitted, see the noise ordinance above.

Security Deposit Refund – The party sponsor will be asked to check on the inventory and condition of the room with the

Association management company representative, prior to occupancy. Inspection will be made after the party to determine refund of the security deposit.  
(By-Laws Article VII - 6)

8. Grills: No exterior fires are permitted, unless contained in a grill. For fire safety reasons, barbecue grills may not be operated or stored on unit balconies, in entryways or inside the units. This is controlled by Fire Code 25-12-171-308.3.1, which reads as follows:

*"No person may construct, erect, install maintain or use any incinerator or barbeque pit or burn any combustible material to constitute a fire hazard by the use of burning or to endanger the life or property of any person.  
Residential barbecue pits, hibachis or other cooking appliances utilizing charcoal, wood or gas as a fuel man not be stored or used on any balconies of R-1 occupancies, on other combustible balconies, within five feet measure horizontally from any portion of a combustible building, or within fifteen feet measure along the shortest distance if the pit is located below any portion of a combustible building."*

9. Freeze Precautions: Freeze precautions must be followed during winter months whenever your unit is left unattended. The management company will supply owners with the steps to follow. If you do not have a copy and are leaving town, please call the association management company.

10. Water Cut-off: If water must be turned off for an emergency maintenance issue, please call the Association management company immediately, and all the residents in your building. If an owner needs to make a repair which requires the water to be turned off, the owner will:

Call the Association management company 48 hours in advance to identify the location of the water cut-off valve.

Place 48 hours advance notice on every door in the affected building, stating the date and time of the utility disturbance.

Not turn off the water for more than 4 hours between the hours of 8:00 A.M. – 5:00 P.M.

Be responsible for any expense of notification.

11. Enforcement: The Management Company will enforce the rules and fines.

*Note to Owners: the above rules are adopted by action of the Board of Directors. In addition, all Declaration, By-Laws, and provisions apply – even if not set forth in rule. Except for provisions of these rules that come from the Declaration or By-Laws, the rules may be changed or added to by the Board, and owners will receive notice of all changes.*

Date of adoption — \_\_\_\_\_ Pres. - Date \_\_\_\_\_  
The Austin Paddock Homeowner's Association, Inc.



FILED AND RECORDED  
OFFICIAL PUBLIC RECORDS

*Dana Debeauvoir*

DANA DEBEAUVOIR, COUNTY CLERK  
TRAVIS COUNTY, TEXAS

December 03 2010 10:38 AM

FEE: \$ 24.00 2010180302