

STATE OF TEXAS §

COUNTY OF TRAVIS §

AMENDMENT OF RULES AND REGULATIONS OF GREENSHORES ON LAKE AUSTIN PROPERTY OWNERS ASSOCIATION, INC. (Related to Signs and Maintenance and Alterations)

Document reference. Reference is hereby made to that certain Declaration of Covenants, Conditions and Restrictions for Greenshores on Lake Austin, filed as Document No. 2004021295 of the Official Public Records of Travis County, Texas (together with all amendments and supplemental documents thereto, the "Declaration"). Reference is further made to the Rules and Regulations of Greenshores On Lake Austin Property Owners Association, Inc., filed as Document No. 2011187875 and a Rule Amendment filed of record in document no. 2015180024, both of 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 Greenshores On Lake Austin Property Owners Association, 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 section 6.05(E) of the Declaration, and has previously adopted the Rules; and

WHEREAS the Board has voted to adopt the additional Rules attached as Exhibit "A" to supplement the previously-adopted Rules;

THEREFORE the additional Rules attached as Exhibit "A" have been, and by these presents are, ADOPTED and APPROVED.

Subject solely to the additional Rules contained in Exhibit "A", the Rules remain in full force and effect.

GREENSHORES ON LAKE AUSTIN PROPERTY OWNERS ASSOCIATION, INC. Acting by and through its Board of Directors

Signature: [Handwritten Signature]
Printed Name: Oliver P. Zimmermann
Title: President, POA Board

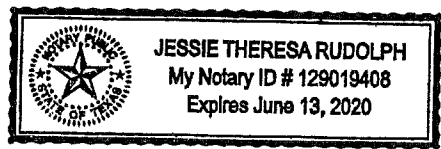
Exhibit "A": Additional Rules

Acknowledgement

STATE OF TEXAS §
COUNTY OF Travis §

This instrument was executed before me on the 24 day of October, 2016, by Oliver P. Zimmermann in the capacity stated above.

[Handwritten Signature]
Notary Public, State of Texas



## Exhibit "A"

### SECTION XIV – SIGNS

1. Signs. Pursuant to Article 3.04 of the Declaration of Covenants, Conditions and Restrictions for Greenshores On Lake Austin, no sign, emblem, object, or similar display shall be placed or displayed on any Lot or mounted, painted or attached to any residence, fence or other Improvement upon such Lot so as to be visible from public view without approval of the Architectural Committee except preapproved signs as set forth below. The Association may remove any item displayed in violation of this Section. The following signs are pre-approved meaning no prior approval is necessary in order to erect signs compliant with (a)-(d) below:

#### PRE-APPROVED SIGNS:

- (a) For Sale Signs. An Owner may erect one sign not exceeding six square feet in area, fastened only to a stake in the ground and extending not more than three feet above the surface of the ground advertising the property for sale.
- (b) Legally Required Signs. Signs required for legal proceedings.
- (c) Political Signs. Political signs are allowed only under the following criteria:

Signs can be no greater than four feet by six feet in size (and no greater than 24 square feet total) and must be ground-mounted. An owner may only display political signs on property owned by him (for example, signs are forbidden in the common area). A maximum of one sign per each candidate or ballot item may be displayed on any lot. Political signs may only be displayed during the following time period: 90 days before the date of the election to which the sign relates, and 10 days after the election date. Only signs for candidates and ballot items for a particular election are allowed.

The following signs are prohibited:

- Signs containing roofing material, siding, paving materials, natural or artificial flowers or other landscaping items
- Signs containing one or more balloons
- Signs with lighting
- Signs with any building, landscaping, or non-standard decorative components
- Signs that are attached in any way to landscaping/plant material, a traffic control device, a light, a trailer, a vehicle, or any other existing structure or object (signs must be ground-mounted only)
- Signs that involve painting of architectural surfaces

- Signs that threaten the public health or safety (for example, signs that block a driver's view)
- Signs that contain language, graphics, or any display that would be offensive to the ordinary person
- Signs accompanied by music or other sounds, or by streamers, or that are otherwise distracting to motorists

Per state law, the Association may remove and discard sign displayed in violation of this rule.

(d) School spirits/family signs. One sign per child under 18 residing at the household, no more than 2' x 3' in size, may be displayed. For example signs noting honor students, school sports team participation, and similar signs. All signs must be professionally made.

#### SIGNS FOR WHICH PRIOR APPROVAL IS REQUIRED

All signs other than those referenced in (a)-(d) above require prior approval of the Architectural Committee, including builders' signs. Signs may be erected by any builder of an original residence on the Property (only) with permission of the Architectural Committee.

#### SECTION XV – MAINTENANCE AND ALTERATIONS

With the exception of joint use driveway easement areas for which the Association has maintenance responsibility<sup>1</sup> Owners shall maintain all landscaping and other improvements on their Lot in good condition and repair (see also Declaration §3.07). Owners of a Lot are responsible for landscaping such Lot and maintaining all such landscaping all the way to any public street curb(s) adjacent to the Lot, regardless of actual Lot boundaries. Changes to landscaping involving addition or removal of bedding or turf areas, or other similar landscape changes, require submittal of plans and specifications and prior approval of the architectural committee. (No prior approval is required for routine color changes or similar bed plantings.) Changes to other improvements (including color or material changes, home additions, and other similar changes) require submittal of plans and specifications prior approval of the architectural committee (see also Declaration §9.04).

**After recording, please return to:**

Niemann & Heyer, L.L.P.  
Attorneys at Law  
Westgate Building, Suite 313

---

<sup>1</sup> See document no. 2005019549, Travis County Official Public Records, "Private Joint Use Driveway Easement Agreement". This document creates a private joint use driveway easement and requires the Association to maintain such easement area, with costs to be reimbursed by the Lot owners having use of the easement.

1122 Colorado Street  
Austin, Texas 78701

File Server:CLIENTS:GreenshoresLakeAustin:RuleAmendSignsMaintenance9-16.docx



**FILED AND RECORDED**  
**OFFICIAL PUBLIC RECORDS**

*Dana DeBeauvoir*

DANA DEBEAUVOIR, COUNTY CLERK  
TRAVIS COUNTY, TEXAS

November 21 2016 11:26 AM

FEE: \$ 38.00 2016193787