

STATE OF TEXAS §

COUNTY OF TRAVIS §

AMENDMENT OF RULES AND REGULATIONS OF GREENSHORES ON LAKE AUSTIN PROPERTY OWNERS ASSOCIATION, INC. (Related to Community Park Rules)

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 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: HANK LYDICK
Title: President, Board Greenshores on Lake Austin POC

Exhibit "A": Additional Rules

Acknowledgement

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This instrument was executed before me on the 2 day of November, 2015, by HANK LYDICK in the capacity stated above.

[Handwritten Signature]
Notary Public, State of Texas



Section XIII. Community Pool and Park Rules

Use of the Community Park is restricted to Greenshores on Lake Austin Members and their accompanied guests. Guests must be accompanied by at least one Member at all times. Users are required to observe the following rules for everyone's safety and enjoyment.

Warning – No lifeguard on duty. Swimming and use of all Community Park facilities is at user's risk.

Overnight parking of vehicles, trailers and watercraft is prohibited. In addition to all other remedies, this Rule may be enforced without notice by towing the vehicle, trailer and watercraft at the owner's expense to the fullest extent allowed by law.

Trailers and watercraft must be attached at all times to vehicles which have properly displayed and current parking permits. In addition to all other remedies, this Rule will be enforced without notice by towing the vehicle, trailer and watercraft at the owner's expense to the fullest extent allowed by law.

Parking of vehicles without a current and properly displayed parking permit is prohibited, and vehicles in violation may be towed at the owner's expense without notice to the fullest extent allowed by law.

No items of any kind may be thrown into the lake.

No diving, somersaults, back dives, cannon balls, preacher seats, can openers, or similar type of entries from the edge of the docks and Community Park into Lake Austin is allowed. Note, there may be hazards in the water near the dock. It is YOUR responsibility to make sure that it is safe to jump in the lake. ABSOLUTELY NO JUMPING OF ANY TYPE FROM THE TOP LEVEL OF THE DOCK. VIOLATIONS OF THIS RULE BY OWNERS OR ANY GUESTS, TENANTS OR INVITEES MAY RESULT IN IMMEDIATE AND TEMPORARY OR PERMANENT REVOCATION OF COMMUNITY PARK PRIVILEGES AS WELL AS OTHER REMEDIES DEFINED BELOW. As consideration of being allowed to use the common facilities, all Owners are deemed to automatically RELEASE and WAIVE claims against, and agree to INDEMNIFY, DEFEND and HOLD HARMLESS Greenshores on Lake Austin Property Owners Association and its agents and Members regarding injuries or other damages suffered in related to use of the lake.

Gate codes will be provided to all Members of the Greenshores on Lake Austin Property Owners Association. Sharing of gate codes to persons who are not Members of the Greenshores on Lake Austin Property Association or allowing access to persons who are not your guests is a violation of rules and violators will be subject to the remedies defined below. As a reminder, all guests must be accompanied by a Member at all times.

Children are prohibited from using the Community Park without adult supervision.

Proper clothing must be worn at all times.

The dock ladder must be returned to its upright position after use. Violators will be responsible for damages to the dock ladder.

Owners and guests are encouraged not to swim alone.

Absolutely no glass containers.

No drugs, fireworks or weapons of any kind whatsoever allowed.

No unsafe and disorderly activities allowed.

All animals must be controlled by their owners at all times.

Owners must remove their pet's waste from the Community Park.

Nuisances, such as loud music and inappropriate behavior, are prohibited.

Open fires are strictly prohibited.

Dispose of all litter! Keeping this area clean is everyone's responsibility. Members are required to remove all trash and clean any messes caused by their party.

Report any damage to the Community Park immediately to Jack Baker, Community Association Management, by calling (512) 413-5775.

Violations of the Rules and interference with the enforcement of the Rules may result in the assessment of fines and other remedies.

Damages to including vandalism of the Community Park and any other property owned by the Association by you and any of your guests may result in the assessment of repair and replacement costs, fines and other remedies.

No sign, banner, or decoration will be allowed to be affixed to any surface. Signs and decorations displayed in connection with an event at the Community Park must obtain prior written approval of the Architectural Committee.

The owner making reservation of the Community Park is responsible for any damage they, their guests, or their family or other invitees cause while using any of the Community Park facilities and for cleaning up any mess or trash created by them prior to leaving the area.

The association including community manager on behalf of the association may deny access to the Community Park at any time due to occupancy limits, weather, condition of the Community Park or if maintenance is required.

At the discretion of the community manager and as approved by the Board of Directors of the Greenshores on Lake Austin Property Owners Association, certain periods of the normal operating hours may be set aside for specialized activities. These activities will be open to all interested residents. Scheduled times for these activities will be posted.

Use of Community Park facilities may be denied if Association fees or other due amounts remain unpaid.

Violations of these Rules and interference with the enforcement of these Rules, in addition to all other available remedies, may result in (a) temporary revocation of Member privileges, (b) suspension of Member privileges, (c) fines or assessments, and/or (d) legal action against the violator.

Dispose of all litter! You must remove from the premises everything you brought into the Community Park.

After recording, please return to:

Niemann & Heyer, L.L.P.
Attorneys at Law
Westgate Building, Suite 313
1122 Colorado Street
Austin, Texas 78701

File Server:CLIENTS:GreenshoresLakeAustin:RulesUpdates8-15:RuleAmendParkRuleExecutionCopy9-15.docx



**FILED AND RECORDED
OFFICIAL PUBLIC RECORDS**

Dana Debeauvoir

DANA DEBEAUVOIR, COUNTY CLERK
TRAVIS COUNTY, TEXAS

November 10 2015 11:21 AM

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