

SECRETARY'S CERTIFICATE

The undersigned hereby certifies that she is the duly elected, qualified and acting ~~Secretary~~ ^{TREASURER} of the Gardens at Teravista Owners Association, Inc., a Texas non-profit corporation (the "**Association**"), and that this instrument is a true and correct copy of the Third Amendment to the Supplemental Declaration and Declaration of Condominium Regime for Gardens at Teravista, a Condominium Community, duly adopted and approved by unit owners to which at least sixty-seven percent (67%) of the votes in the Association are allocated in accordance with the terms of Section 82.067(a) of the Texas Uniform Condominium Act, as well as the terms of the Supplemental Declaration and Declaration of Condominium Regime for Gardens at Teravista, a Condominium Community, recorded under Document No. 2007052711, Official Public Records of Williamson County, Texas, as amended by the First Amendment to Supplemental Declaration and Declaration of Condominium Regime for Gardens at Teravista, a Condominium Community, recorded under Document No. 2008083742, Official Public Records of Williamson County, Texas and the Second Amendment to Supplemental Declaration and Declaration of Condominium Regime for Gardens at Teravista, a Condominium Community, recorded under Document No. 2013001700, Official Public Records of Williamson County, Texas.

IN WITNESS WHEREOF, the undersigned has executed this certificate on the 23RD day of DECEMBER 2013.

GARDENS AT TERA VISTA OWNERS
ASSOCIATION, INC., a Texas non-profit corporation

By: Patti R. Sargent
Printed Name: PATTI R. SERGENT
Title: ~~Secretary~~

TREASURER

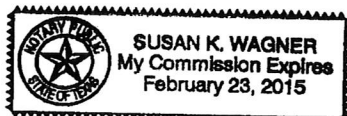
THE STATE OF TEXAS §

COUNTY OF WILLIAMSON §

This instrument was acknowledged before me this 23 day of December, 2013 by Patti R. Sargent, ^{Treasurer} ~~Secretary~~ of the Gardens at Teravista Owners Association, Inc., a Texas non-profit corporation, on behalf of said non-profit corporation.

(SEAL)

Susan K. Wagner
Notary Public Signature



AFTER RECORDING RETURN TO:

Joshua D. Bernstein, Esq.
Armbrust & Brown, PLLC
100 Congress Ave., Suite 1300
Austin, Texas 78701



**THIRD AMENDMENT TO
SUPPLEMENTAL DECLARATION AND
DECLARATION OF CONDOMINIUM REGIME FOR
GARDENS AT TERAVIDA, A CONDOMINIUM
COMMUNITY
(A Residential Condominium in Williamson County, Texas)**

Cross Reference to Supplemental Declaration and Declaration of Condominium Regime for Gardens at Teravista, a Condominium Community, recorded under Document No. 2007052711, Official Public Records of Williamson County, Texas, as amended by the First Amendment to Supplemental Declaration and Declaration of Condominium Regime for Gardens at Teravista, a Condominium Community, recorded under Document No. 2008083742, Official Public Records of Williamson County, Texas and the Second Amendment to Supplemental Declaration and Declaration of Condominium Regime for Gardens at Teravista, a Condominium Community, recorded under Document No. 2013001700, Official Public Records of Williamson County, Texas

**THIRD AMENDMENT TO DECLARATION OF CONDOMINIUM REGIME FOR
GARDENS AT TERAVISTA CONDOMINIUMS**

A. Gardens at Teravista is a condominium regime established in Williamson County, Texas (the "**Regime**") pursuant to the terms and provisions of the Supplemental Declaration and Declaration of Condominium Regime for Gardens at Teravista, a Condominium Community, recorded under Document No. 2007052711, Official Public Records of Williamson County, Texas, as amended by the First Amendment to Supplemental Declaration and Declaration of Condominium Regime for Gardens at Teravista, a Condominium Community, recorded under Document No. 2008083742, Official Public Records of Williamson County, Texas, and the Second Amendment to Supplemental Declaration and Declaration of Condominium Regime for Gardens at Teravista, a Condominium Community, recorded under Document No. 2013001700, Official Public Records of Williamson County, Texas (collectively, the "**Declaration**").

B. Pursuant to Section 19.1 of the Declaration and Section 82.067(a) of the Texas Uniform Condominium Act, the Declaration may be amended by vote or agreement of unit owners to which at least sixty-seven percent (67%) of the votes in the association are allocated.

C. Unit owners to which at least sixty-seven percent (67%) of the votes in the association are allocated have approved an amendment to the Declaration, as set forth hereinbelow, for the purpose modifying the allocation of "Area of Common Responsibility" set forth in the Declaration, and replacing Exhibit "E" to the Declaration in connection with same.

NOW THEREFORE, the Declaration is hereby amended as follows:

1. **Replacement of Exhibit "E" to the Declaration.** Exhibit "E" to the Declaration is hereby deleted in its entirety and replaced with Exhibit "E" attached hereto.

2. **Miscellaneous.** Any capitalized terms used and not otherwise defined herein shall have the meanings set forth in the Declaration. Unless expressly amended by this Amendment, all other terms and provisions of the Declaration remain in full force and effect as written, and are hereby ratified and confirmed.

EXHIBIT "E"

MAINTENANCE RESPONSIBILITY CHART

"All aspects" includes maintenance, repair, and replacement, as needed.

"CE" means Common Element.

COMPONENT OF PROPERTY	ASSOCIATION RESPONSIBILITY AS "AREA OF COMMON RESPONSIBILITY"	OWNER RESPONSIBILITY (subject to applicable architectural controls and use restrictions)
Control access gate at street entrance. (CE)	All aspects.	None.
Water detention pond, if any. (CE)	All aspects.	None.
Fences, screening walls, and retaining walls around perimeter of property.	All aspects.	None.
Interior asphalt street. (CE)	All aspects.	None.
Street lights. (CE)	All aspects.	None.
Sidewalks.	All aspects of sidewalks on Common Elements. (CE)	All aspects of sidewalks on Unit.
Mailboxes & exterior street addresses or Unit numbers.	All aspects.	None.
Trash receptacles.	Community dumpster, if any. (CE)	Bags or individual wheeled cans, if used.
Courtyard/fenced yards.	None.	All aspects.
Grounds - outside courtyard/fenced yards.	All aspects, including irrigation - on Common Elements and Units.	None.
Roofs.	None.	All aspects.
Gutters and downspouts.	None.	All aspects.
Roof-mounted attachments.	None.	All aspects.

COMPONENT OF PROPERTY	ASSOCIATION RESPONSIBILITY AS "AREA OF COMMON RESPONSIBILITY"	OWNER RESPONSIBILITY (subject to applicable architectural controls and use restrictions)
Exterior vertical walls of Buildings, other exterior features of Buildings not specifically listed in chart.	Periodic re-painting or re-staining of painted or stained surfaces.	All other aspects, except those noted for Association, including stone, stucco, fascia board, wall studs, and insulation.
Building foundations, patio slabs, and A/C slabs.	None.	All aspects.
Concrete driveways.	None.	All aspects.
Exterior light fixtures on Buildings.	None.	All aspects.
Garages.	Exterior vertical walls, as described above.	All other aspects, except those noted for Association.
Fireplaces & chimneys.	None.	All aspects, including firebox, chimney cap, flue & damper, periodical flue cleaning.
Skylights, if any.	None.	All aspects.
Attics.	None.	All aspects.
Insulation & weather stripping.	None.	All aspects.
Building interior, including improvements, fixtures, partition walls and floors within Unit.	None.	All aspects.
Sheetrock in Unit (walls and ceilings) & treatments on walls.	None.	All aspects.
Exterior doors of Units.	None.	All aspects.
Windows of Units.	Exterior caulking in connection with periodic exterior painting or staining.	All other aspects, except those noted for Association, including window frames, screens, locks, glass panes, glazing, and caulking.

COMPONENT OF PROPERTY	ASSOCIATION RESPONSIBILITY AS "AREA OF COMMON RESPONSIBILITY"	OWNER RESPONSIBILITY (subject to applicable architectural controls and use restrictions)
Water, wastewater, electrical lines & systems.	All aspects of common lines & systems, none for those serving an individual Unit.	All aspects of lines, pipes, fixtures, and appliances serving only that Unit.
Heating and cooling systems & water heaters.	None.	All aspects.
Intrusion alarms smoke/heat detectors, monitoring equipment.	None.	All aspects.
Cable for television or internet	Standards for location and appearance of cable and/or conduit.	All other aspects.
Television antennas & satellite dishes.	None.	All aspects.

NOTE 1: The components listed in the first column are applicable only if they exist, and may not be construed to create a requirement to have such a component. A skylight is an example of a component that may or may not be on a Building.

NOTE 2: If an Owner fails or refuses to perform necessary maintenance, repair, or replacement, the Association may perform the work after giving required notices to the Owner.

NOTE 3: This Maintenance Responsibility Chart may be revised by the Association, with the approval of Owners representing at least a majority of the Units in the Property. A revised Maintenance Responsibility Chart must be recorded.

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Electronically Recorded

OFFICIAL PUBLIC RECORDS

Nancy E. Rister

Nancy E. Rister, County Clerk

2013 December 30 10:53 AM

FEE: \$41.00 PGS6

Williamson County Texas

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