

STATE OF TEXAS §  
COUNTY OF WILLIAMSON §

AMENDMENT TO RULES AND REGULATIONS  
OF  
**GARDENS AT TERAVIDA OWNERS ASSOCIATION, INC.**  
(Regarding Fines Policy and Schedule)

**Document reference.** Reference is hereby made to that certain Supplemental Declaration and Declaration of Condominium Regime for Gardens at Teravista, a Condominium Community, filed as Document No. 2007052711, in the Official Public Records of Williamson County, Texas, (together with all supplements and amendments, the "Declaration").

Reference is further made to those certain By-Laws of Gardens at Teravista Owners Association, Inc., filed in Document No. 2007068037, in the Official Public Records of Williamson County, Texas, (together with all supplements and amendments, the "Bylaws").

Reference is further made to that certain Fining Policy ("Fining Policy"), filed with other rules and policies (cumulatively, the "Rules") in Document No. 2007068037 in the Official Public Records of Williamson County, Texas.

WHEREAS the Declaration provides that owners of lots subject to the Declaration are automatically made members of Gardens At Teravista 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 5.2 of the Bylaws and/or State law, and has previously adopted the Rules; and

WHEREAS the Board has voted to APPROVE and ADOPT the Fines Policy and Schedule attached as Exhibit "A" in order to amend and supplement the previously-adopted Fining Policy;

THEREFORE the Fining Policy is hereby *amended and supplemented* with the Fine Policy and Schedule attached as Exhibit, "A" which has been, and by these present is, ADOPTED and APPROVED. Subject solely to the amendments provided herein, the Rules remain in full force and effect.

**GARDENS AT TERAVIDA HOMEOWNERS ASSOCIATION, INC.**

Acting by and through its Board of Directors

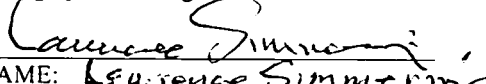
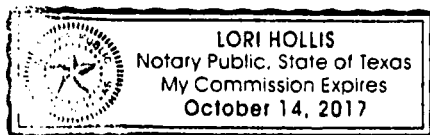
  
NAME: Laurence Simmeny  
TITLE: President

Exhibit "A": Fining Policy and Schedule

**Acknowledgement**

STATE OF TEXAS §  
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This instrument was acknowledged before me on the 20<sup>th</sup> day of September, 2016, by Laurence Simmeny in the capacity stated above.



  
Notary Public, State of Texas

**EXHIBIT "A"**

**Gardens at Teravista  
Homeowners Association**

**FINES POLICY AND SCHEDULE**

The Board of the Gardens at Teravista has adopted the following general Schedule of Fines. It reflects the fine policy and amounts that are within the Greater Teravista Community Manual.

The number of notice set forth below does not mean that the Board is required to provide each notice prior to exercising additional remedies as set forth in the Restrictions.

The Board may elect to pursue additional remedies at any time in accordance with applicable law.

The Board also reserves the right to set fine amounts on a case by case basis, provided the fine is reasonable in light of the nature, frequency, and effect of the violation. The fines outlined below are simply the default schedule in absence of board determination otherwise.

The management company, Association attorney, and other authorized agents of the Association are granted authority to send violation notices, levy fines according to the Standard Fine Schedule, and levy property damage assessments, all in accordance with this Enforcement Policy. Such parties may act without any explicit direction from the Board and without further vote or action of the Board. The enforcing party shall communicate with the Board and/or certain designated officers or agents on a routine basis with regard to enforcement actions. The foregoing notwithstanding, the Board reserves the right to make decisions about particular enforcement actions on a case-by-case basis if and when it deems appropriate.

**GENERAL FINES:**

**Fine Amounts for New or Repeat Violations:**

**1<sup>st</sup> Notice Warning**

**2<sup>nd</sup> Notice \$25.00**

**3<sup>rd</sup> Notice \$50.00**

**4<sup>th</sup> Notice \$100.00**

**Each subsequent Notice: \$125.00**

**After recording, please return to:**

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

FileServer:CLIENTS:Gardens@Teravista:RuleAmendFinesPolicy 8-11-16

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*Nancy E. Rister*

Nancy E. Rister, County Clerk  
Williamson County, Texas