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2020249130

Certificate

STATE OF TEXAS

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KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF TRAVIS

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The undersigned, Charles Hughes, qualified and acting President of the Villas at Flintrock Condominium Association, Inc, a Texas non-profit corporation (the "Association"), hereby certifies on behalf of the Association that this instrument is a true and correct copy of the Rules Governing Leasing and Rentals of Units, which were properly adopted by the Association and attached hereto as 'Exhibit A'.

IN WITNESS WHEREOF, the undersigned has executed this certificate as President on behalf of the Association, on 16th day of December, 2020.


Charles Hughes, President

STATE OF TEXAS

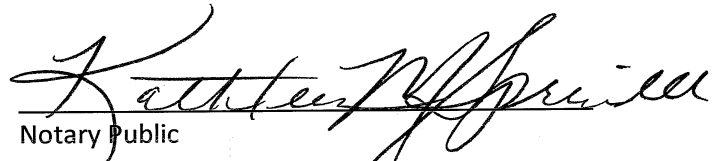
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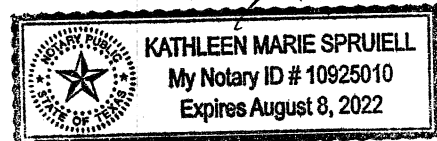
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COUNTY OF TRAVIS

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This instrument was acknowledged before me on 16th day of December, 2020, by Charles Hughes, President of Villas at Flintrock Condominium Association, Inc. on behalf of said non-profit corporation.


Notary Public



After Recording Return to
Villas at Flintrock Condominium Association
c/o Oberg Properties
1107 RR 620 South
Austin, TX 78734

Villas at Flintrock I

Rules Governing Leasing and Rental of Units:

In accordance with Article 5, Sections 5.1 and 5.2 of the Bylaws of the Villas at Flintrock Condominium Association, Inc., the Association may adopt rules and regulations for the maintenance, management, operation, use, conservation, and beautification of the Condominium Regime. The following rules were adopted by the Association's Board on December 9, 2020 and become effective thirty (30) days after being mailed to the membership.

1. **Leasing in General.** An entire Unit (but not less than an entire Unit) may be leased. There shall be no subleasing of Units or assignment of leases. Each Lease of a Unit shall be subject to the leasing restrictions set forth herein. "Leasing" or "Renting" for the purpose of these rules is defined as regular, exclusive occupancy of a Unit by any person other than an Owner. Leased Units shall be used for single-family purposes only. Lease or occupancy arrangements with members of an Owner's immediate family are not considered rentals or leases for purpose of these rules. The Association, acting through the Board, shall have the right to grant hardship variances to any of the restrictions contained in these rules on a case-by-case basis.
2. **Written Leases.** All leases must be in writing. At least ten (10) days before the start of each lease term of a Unit, the Owner of a leased Unit must provide the Association with: (a) a copy of the written lease agreement; (b) a signed Acknowledgement Form, to be promulgated by the Association, that contains information about the tenant(s), including the name and contact information of each tenant and any other person intending to occupy the Unit with such tenant(s) and that acknowledges that the tenant(s) has received a copy of the Association's governing documents, including but not limited to the DECLARATION OF CONDOMINIUM REGIME FOR VILLAS AT FLINTROCK, INC. (the "Declaration") and any amendments or supplements thereto, and a copy of any rules and policy statements promulgated by the Association.
3. **Lease Terms.** The rental provisions set forth in Section 5.20 of the Declaration are hereby reiterated and incorporated in these adapted rules. No Owner may lease or rent, or offer to lease or rent a Unit, or any portion thereof, for short-term vacation or transient purposes. The lease of a Unit to a new tenant must be for an initial term of at least six (6) months, and no Unit may be leased or rented more than once every six (6) months. After the initial six (6) month lease term, existing leases may be extended for additional periods as determined by Owner and existing tenant(s).



Charles Hughes, President and Director
Villas at Flintrock Condominium Association, Inc.

Date: 12/16/20



2020249130

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Dana DeBeauvoir

Dana DeBeauvoir, County Clerk
Travis County, Texas

Dec 22, 2020 03:51 PM

Fee: \$30.00

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