

State of Texas

County of Williamson

RULES AND REGULATIONS
ESTATES AT HUNTER'S CHASE COMMUNITY, INC.

Whereas the Declaration of Covenants, Conditions and Restrictions for the Estates at Hunter's Chase Community, Inc. (the "Declaration") was recorded in Document number 2000046587 of the Official Public Records of Williamson County, Texas, and whereas the Declaration authorizes the association to adopt community rules, and rules have been previously adopted and filed of record in Document #2003119822 and #2004018819 of the Official Public Records of Williamson County, Texas, and

Whereas the association desires to supplement the previously-adopted rules, the following rules are adopted and become effective August 11, 2004.

All defined terms refer to the definitions contained in the Declaration unless otherwise stated.

Detention Pond. Access to the detention pond on the Property and area surrounding the detention pond is restricted only to Association representatives and government authorities for inspection and maintenance purposes. No fishing, swimming, playing, or other use, recreational or otherwise, is allowed by Owners, residents, tenants, guests or invitees in the detention pond or area surrounding the detention pond. Owners, residents, tenants, guests or invitees must obey all posted signs on common area property, including "no trespassing" or similar signs.

Common Area Use and Storage. No item may be placed or stored in the common area without prior written consent from the Architectural Committee. This includes but is not limited to furniture, barbecue grills, playground equipment, signs, sports equipment, plantings and landscaping. Items left in the common area in violation of this rule may, at the association's option, be removed and either stored, disposed of, or given to charity without notice. If the association chooses to store the items, the items may only be reclaimed upon payment of a storage fee of not less than \$25 per day, such fee to be determined by the board.

Responsibility for Violations. Owners are liable for all violations, including fines resulting from violations, committed by themselves, their residents, tenants, guests or invitees.

Estates at Hunter's Chase Community, Inc.

By: [Signature]
Title: president, Estates HOA

DEFINED TO BE A TRUE AND
CORRECT COPY



NANCY E. RISTER, County Clerk
Williamson County

State of Texas §
County of Williamson §

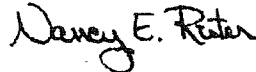
This instrument was acknowledged before me on the 11 day of August, 2004 by Anita Frey, in the capacity stated above.



Notary Public in and for the State of Texas

(1) After recording return to
Niemann & Niemann, LLP
1122 Colorado, Suite 313
Austin, TX 78701

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS 2004085132



11/01/2004 11:33 AM

CARRILLO \$16.00

NANCY E. RISTER, COUNTY CLERK
WILLIAMSON COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF WILLIAMSON
I, NANCY E. RISTER, COUNTY CLERK, DO
HEREBY CERTIFY THAT THIS IS A TRUE AND
CORRECT COPY AS SAME APPEARS OF RECORD
IN MY CUSTODY.

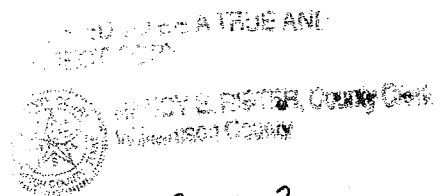
Witness my hand and seal of office on 3-01-05



NANCY E. RISTER, COUNTY CLERK
WILLIAMSON COUNTY, TEXAS

By M. Stanley Deputy

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