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Travis County, Texas

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SUPPLEMENTAL NOTICE OF DEDICATORY INSTRUMENTS
for
BRODIE HEIGHTS CONDOMINIUM COMMUNITY, INC.

THE STATE OF TEXAS §
 §
 COUNTY OF TRAVIS §

The undersigned, being the authorized representative of Brodie Heights Condominium Community, Inc. (the "Association"), a property owners' association as defined in Section 202.001 of the Texas Property Code, hereby supplements instrument entitled "Notice of Dedicatory Instruments for Brodie Heights Condominium Community, Inc." and "Supplemental Notice of Dedicatory Instruments for Brodie Heights Condominium Community, Inc." recorded in the Official Public Records of Real Property of Travis County, Texas under Clerk's File Nos. 2019065705 and 2019174932, respectively. (the "Notice") was filed of record for the purpose of complying with Section 202.006 of the Texas Property Code.

Additional Dedicatory Instrument. In addition to the Dedicatory Instruments identified in the Notice, the following document is a Dedicatory Instrument governing the Association.

- **Board Resolution Adopting Brodie Heights Condominium Community, Inc. Pool Rules.**

A true and correct copy of such Dedicatory Instrument is attached to this Supplemental Notice.

This Supplemental Notice is being recorded in the Official Public Records of Real Property of Travis County, Texas for the purpose of complying with Section 202.006 of the Texas Property Code. I hereby certify that the information set forth in this Supplemental Notice is true and correct and that the copy of the Dedicatory Instrument attached to this Supplemental Notice is a true and correct copy of the original.

Executed on this 29th day of April, 2021.

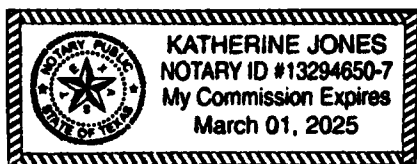
**BRODIE HEIGHTS CONDOMINIUM
 COMMUNITY, INC.**

By: _____


 Clint Brown, authorized representative

THE STATE OF TEXAS §
 §
COUNTY OF TRAVIS §

BEFORE ME, the undersigned notary public, on this 29th day of April, 2021 personally appeared Clint Brown, authorized representative of Brodie Heights Condominium Community, Inc., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and in the capacity therein expressed.



Katherine Jones

Notary Public in and for the State of Texas

BOARD RESOLUTION
adopting
BRODIE HEIGHTS CONDOMINIUM COMMUNITY, INC.
POOL RULES

STATE OF TEXAS §
 §
COUNTY OF TRAVIS §

I, Barbara Koeppe, Secretary of Brodie Heights Condominium Community, Inc., a Texas non-profit corporation (the "Association"), certify that in the open session of a properly noticed meeting of the Board of Directors (the "Board") duly called on the 26 day of April, 2021, with at least a quorum of the Board members being present and remaining throughout, and being duly authorized to transact business, the following "Pool Rules" were duly approved by a majority vote of the members of the Board in attendance:

RECITALS:

1. Article 11, Section 11.3(i) of the Declaration authorizes the Board of Directors, acting on behalf of the Association to promulgate rules for access to and use of Common Elements.
2. Section 82.102(a)(7) of the Texas Uniform Condominium Act ("TUCA") provides that the board of directors of a condominium unit owner's association (unless otherwise provided in its declaration) has the power to "adopt and amend rules regulating the use, occupancy, leasing or sale, maintenance, repair, modification, and appearance of units and common elements, to the extent the regulated actions affect common elements or other units "; and
3. The Declaration does not include provisions limiting the authority of the Board of Directors to act in accordance with Section 82.102(a)(7) of TUCA; and
4. The Centers for Disease Control ("CDC") has issued guidance and recommendations for slowing the spread of COVID-19.
5. In an effort to comply with the terms of all applicable CDC guidance, the Board believes it is in the best interest of the Association to adopt Pool Rules to address issues related to COVID-19.
6. These Pool Rules replace and supersede the Pool Rules recorded in the Official Public Records of Real Property of Travis County, Texas under Clerk's File No. 2017155968.
7. The Board hereby adopts the below Pool Rules which shall remain in effect until rescinded by the Association.

POOL RULES

THERE IS NO LIFEGUARD ON DUTY, SWIM AT YOUR OWN RISK
DIVING AND JUMPING INTO THE POOL IS PROHIBITED

The Association reserves the right to close the pool if these Rules are violated. The Association may suspend an owner's or resident's right to use the pool or levy fines for a violation of these Rules.

ANY VIOLATIONS OF THE RULES SHOULD BE IMMEDIATELY REPORTED TO COMMUNITY ASSOCIATION MANAGEMENT, INC. AT (512) 288-2376 OR (512) 422-1454.

General Pool Rules

1. Pool hours are currently 6:00 a.m. CST - 10:00 p.m. CST and are subject to change in accordance with the Board's sole discretion and authority. The pool may be closed for routine maintenance and chemical treatment.
2. Children under the age of 14 must be accompanied by an adult.
3. A push button code is required to enter the pool.
4. Do not open the gates for anyone who arrives at the pool.
5. Under no circumstances may the gates be propped open.
6. All owners and residents must execute a copy of the waiver attached hereto as Exhibit A prior to using the pool.
7. Climbing over the fence or gate is trespassing and prohibited.
8. Do not swim if there is inclement weather.
9. Subject to any State or Federal requirements, animals are not allowed in the pool per the health code.
10. No boisterous play of any kind is permitted in the pool area. Diving from the side of the pool is not permitted. Climbing or sliding on any hand railing is not permitted. Please be respectful of your fellow pool guest.
11. Running, hopping, skipping or speed walking within the pool area is prohibited.

12. Subject to any State or Federal requirements, running, bicycles, scooters, skateboards, rollerblades, and other similar recreational equipment are not allowed to be used inside the pool area.
13. Proper swimwear is required. Cut-offs and street clothes are not allowed. Persons that are incontinent must wear appropriate swim diapers.
14. No inflatables. Arm-floaties and toddler carriers/life preservers have no limitations. Toys must not interfere with the use of the pool by others.
15. Life rings and Shepard crooks shall not be used as toys or floats at any time. Safety equipment must remain in place.
16. Glass containers are prohibited.
17. Alcohol, smoking, and vaping are prohibited.
18. Food may only be consumed in areas at least six feet away from the pool. No chewing gum is allowed within the pool area.
19. Profanity is prohibited.
20. Vandalism in the pool will not be tolerated. Report vandalism to the Board or to the management company, as applicable.
21. Persons with open wounds, skin diseases or communicable diseases may not enter the pool.
22. Pool furniture is not allowed in the pool.
23. The pool area must be left clean and tidy at all times.
24. Any items lost will be your responsibility. If the loss or find is of great value, please contact the management company.

COVID-19 Specific Pool Rules

1. The COVID-19 Specific Pool Rules shall automatically expire upon the expiration of all federal, state, and local government mandates or health expert recommendations restricting pool usage during the COVID-19 pandemic. In the event that federal, state, or local government mandates or health expert recommendations are reinstated in the future restricting pool usage due to the COVID-19 pandemic, these rules will automatically be reinstated and remain effective until expiration of all government mandates or health expert recommendations, or until amended by the Board.

2. Use of the pool is limited to capacity limits, if any, as established by local or State orders, restrictions or statutes. Capacity limits, if any, will be listed on pool signage.
3. No guests are allowed.
4. Owners and residents must maintain at least six feet (6') of distance between themselves and anyone that is not a member of their household.
5. It is recommended that owners and residents wear a face covering when in the pool area, except when in the water.
6. Owners and residents are responsible for bringing their own chairs and towels.
7. Restrooms may be used one person at a time, except for any person needing assistance. Restrooms will be professionally cleaned on Tuesdays and Thursdays.
8. Water fountains will remain off.
9. Hand sanitizer stations are placed in the restrooms as well as near the pool area. Owners and residents are responsible for sanitizing any surfaces they come into contact with outside of the water.
10. Owners and residents should familiarize themselves with CDC recommendations and self-monitor for symptoms prior to using the pool.
11. If an owner or resident comes into contact with someone who is sick or suspected to be sick, such owner or resident must wait at least fourteen (14) days from the last date of contact before using the pool.
12. Owners and residents who: (i) have tested positive for COVID-19; (ii) are experiencing symptoms of COVID-19; or (iii) have reason to believe that they may have been exposed to COVID-19 shall observe CDC quarantine recommendations prior to visiting the pool.

These Rules are in addition to any other applicable rules or policies. To the extent the provisions of these Rules conflict with any other applicable rules or policies (other than those contained in the Bylaws or Declaration), the provisions of these Rules control.

I hereby certify that I am the duly elected, qualified and acting Secretary of the Association and that the foregoing resolution was approved as set forth above and now appears in the books and records of the Association.

TO CERTIFY which witness my hand this the 29 day of April, 2021.

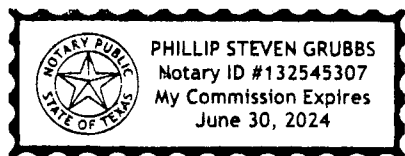
**Brodie Heights Condominium
Community, Inc.,**
a Texas non-profit corporation

By: Barbara Koeppe
Printed: Barbara Koeppe

Its: Secretary

THE STATE OF TEXAS §
COUNTY OF TRAVIS §

BEFORE ME, the undersigned notary public, on this 29th day of April, 2021, personally appeared Barbara Koeppe, as Secretary of Brodie Heights Condominium Community, Inc., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that s/he executed the same for the purpose and in the capacity therein expressed.



Phillip Steven Grubbs
Notary Public in and for the State of Texas