



Dyana Limon-Mercado

Dyana Limon-Mercado, County Clerk
Travis County, Texas

Jul 03, 2023 01:55 PM Fee: \$34.00

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Electronically Recorded

STATE OF TEXAS §
 §
COUNTY OF TRAVIS §

NOTICE OF DEDICATORY INSTRUMENTS
OF
WEST HARBOUR MARINA PROPERTY OWNERS ASSOCIATION, INC.
Rules and Regulations Amendment (Parking)
Recording of Previously-Adopted Rules

Document reference. Reference is hereby made to those certain Declaration of Covenants, Conditions and Restrictions of West Harbour Marina Condominium, recorded at Document No. 2019177141, in the Official Public Records of Travis County, Texas (together with all amendments and supplemental documents thereto, the **“Declaration”**).

WHEREAS the Declaration provides that owners of units subject to the Declaration are automatically made members of the West Harbour Marina Property 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 Texas Property Code Ch. 82; and

WHEREAS the Board has voted to adopt the rules set forth in “Exhibit A” to supplement the rules previously adopted, filed of record as Exhibit B hereto.

THEREFORE the attached amendment to the Rules has been, and by these presents is, adopted and approved.

WEST HARBOUR MARINA PROPERTY OWNERS ASSOCIATION, INC.
Acting by and through its Board of Directors; Filed of record in accordance with Texas Property Code Ch. 202
by Niemann & Heyer, LLP, attorneys and authorized agents

Connie Heyer
Connie Heyer, Attorney

Exhibit “A”:
Exhibit “B”:

parking rule
previously-adopted rules

Acknowledgement

STATE OF TEXAS §
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COUNTY OF TRAVIS §

This instrument was acknowledged before me on the 3rd day of July, 2023, by Connie Heyer in the capacity stated above.

Kaylan Brown
Notary Public, State of Texas

After recording, please return to:
Niemann & Heyer, L.L.P.
Attorneys at Law
Westgate Building, Suite 313
1122 Colorado Street
Austin, Texas 78701

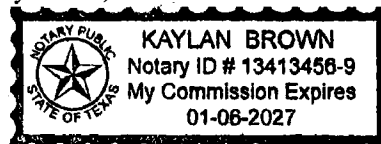


Exhibit A

The parking lot consists of all paved and striped areas between the docks and Westlake Drive. Parking is allowed only in the paved and striped areas.

Parking Rules

The parking lot is exclusively for owners who properly display the official WHM hang tag in their vehicle.

Each owner gets one tag. So, all other boating guests will need to park along the street. Parking is enforced by an agreement with a towing company.

If you need a replacement tag, please complete the replacement form and submit \$75 for a new tag. Fee is subject to change. The lost tag will be deactivated, and any vehicle that displays it will be subject to towing.

West Harbour Marina

Community Rules

In addition to any rules specified in the recording Declaration, the following rules shall apply to all owners, tenants and authorized guests of the West Harbour Marina POA.

I. General Use

- a. Swimming in the beach area is unsupervised and at your own risk.
- b. Ensure the entrance gate locks behind you. Do not leave the gate propped open.
- c. Remove all trash and place in the dumpster at the street.
- d. No fishing within community boundaries.
- e. Quiet hours are from 10:00pm – 8:00am. No stereos or other loud music or behavior are permitted during this time.
- f. All dogs must remain on a leash at all times. Pet waste must be picked up and properly discarded.
- g. No illegal activity permitted.
- h. No glass containers permitted.
- i. Guests must be accompanied by an Owner or Tenant.

II. Upstairs Lounge Area

- a. The upstairs lounge area is a community amenity to be shared by all owners and authorized guests and is non-reservable.
- b. No personal property (coolers, towels, life jackets, etc.) is to be left unattended in the upstairs lounge area.
- c. No flammable or other cooking devices are to be used in the upstairs lounge area. All cooking is restricted to the provided BBQ grill.
- d. Clean up the area after use and carry all trash to the streetside dumpster.
- e. Re-cover TV screens after use.

III. Boats and Personal Watercraft

- a. All boats and personal watercraft must have current TPWD registration stickers.
- b. All boats and personal watercraft must be registered with Granite Properties of Texas.*
- c. All boats and personal watercraft must be covered at all times when not in use.
- d. It is not permitted to hang life jackets and towels from unattended boats.
- e. Owners must provide Granite Properties of Texas with contact information including a mailing address, phone number and email address. Any changes to this information must be sent to Granite Properties promptly. If renting out the slip, owners must also provide tenant contact information.*

** Granite Properties of Texas, or whoever the then-current association*