



STATE OF TEXAS B
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COUNTY OF WILLIAMSON B

**THE WOODS HOMEOWNERS ASSOCIATION
SUPPLEMENTAL NEIGHBORHOOD RULES**

The Declaration of Covenants, Conditions and Restrictions for The Woods was recorded in Volume 1304, Page 602 of the Official Records of Williamson County, Texas. The Bylaws of The Woods Homeowners Association, Inc., were recorded in Volume 1304, Page 640 of the Official Records of Williamson County, Texas. These documents allow the Board of Directors of the Association to adopt rules and regulations. The Board has in the past adopted rules and regulations, such rules and regulations being recorded in Document Number 2004048101 of the Official Records of Williamson County, Texas. The rules attached as Exhibits A hereto revise and replace the rules attached as Exhibit A to the document recorded in Document Number 2004048101. (The rules attached as Exhibits B and C to said previously-recorded document remain unchanged.)

Executed on the date noted below.

Inc.

The Wood Homeowners Association,

By:

John Latchford

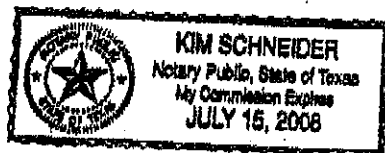
Title:

President, Woods HOA

Exhibit A: Revised Neighborhood Rules

STATE OF TEXAS
COUNTY OF ~~TRAVIS~~ *Williamson*

This instrument was acknowledged before me on Oct. 18, 2004 by John Latchford, in the capacity stated above.



Kim Schneider

Notary Public, State of Texas

Neighborhood Rules

The Woods HOA Board has adopted these rules to maintain a quality neighborhood. The purpose of this policy is to establish rules for some of the frequent types of violations addressed in the Deed Restrictions. It is not intended to be a complete list of all violations. For more complete information, refer to the Declaration of Covenants, Conditions and Restrictions of the Woods, henceforth referred to as CCR's. These rules will be fairly administered and enforced.

Homeowners and Residents are responsible for compliance with these rules.

YARD MAINTENANCE: Includes the following being performed on a basis frequent enough for the yard to be considered well kept in the sole discretion of the Board; mow, edge (walks, curbs, driveway, fence lines, flower beds, etc); blow/sweep (walks, driveway, street gutters); weed abatement (yard, driveways, sidewalks & flower beds), dead plant/grass removal/replacement.

LANDSCAPING & TREES: Trimmed, pruned and maintained. Dead or deteriorated plants & trees must be removed. Fallen leaves must be raked and removed in a timely fashion. Gardens must be contained and maintained free of weeds.

FENCES: Maintained in secure, upright fashion and repaired with material consistent with existing fence.

Maximum height allowed is 6 foot.

STORAGE: Enclosed in approved & maintained storage building or garage. No trailers, campers, boats, watercraft, non-operational autos or miscellaneous items stored in driveways or in public view. No storage may be in front of fence line.

TRASH CANS: Stored out of public view with secure lids or secured trash bags. Brought to and removed from curb within one evening of trash day.

PARKING: Oversized autos must be parked in driveways. Commercial vehicles (including any vehicles bearing signage other than a reasonable number of bumper stickers on the bumper or a reasonable number of decals on the windshields) may not be parked in public view. Do not block sidewalks. For the safety of our children we request all vehicles park in either garages or driveways.

PETS: No animals are permitted to roam freely. Barking dogs must not be allowed to become a nuisance to the neighborhood and cause complaints. Owners are responsible for cleanup of pets outside.

HOME MAINTENANCE: Exterior surfaces must be kept clean and painted. Damaged or deteriorated materials must be promptly replaced. Homes must be painted in exterior colors that coincide with surrounding homes. Color schemes are subject to review and approval by HOA Board.

SIDEWALKS: Kept clear for pedestrian traffic and trees trimmed to a height to meet City of Round Rock code.

SIGNS: Only professional signs advertising homes for sale or rent.

WINDOW TREATMENTS: No paper, foil or similar treatments are allowed in public view. Appropriate window treatments include blinds, shades, shutters, and lined curtains in public view. Windows in public view must have appropriate window treatments.

COMMERCIAL USE OF PROPERTY: All homes are intended for single-family use and are restricted from commercial or business purposes for any trade or profession.

PLAYSCAPES, SWING SETS & SHEDS: Maintained in a working and stable condition behind the fence line. Sheds should be enclosed and painted or stained to match home.

HOLIDAY LIGHTS: Installed and removed within one month of holiday.

LEASING: Any lease agreement between an Owner and a lessee must be in writing and provide that the terms of the lease are subject to the Declaration, Bylaws, Rules, and all other governing documents of the Association, and the lease must provide that any violation of any provision of a governing document is a default under the lease and grounds for eviction. The association has the right to evict a tenant for such violation(s), and the Owner will be responsible for all costs, including attorneys fees and costs of court.

Owners may not participate in the Section 8 housing program or any other governmentally-subsidized program or other rent subsidy or assistance program when leasing their Units. No leases for less than 30 day terms are allowed, and no Owner may lease less than all of his Unit (for example, owners may not lease a room in their unit.) Owners are responsible for all fines, damages, or other costs incurred as a result of their tenant(s) actions or the actions of their tenant(s) guests.

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OFFICIAL PUBLIC RECORDS 2004082572

Nancy E. Rister

10/22/2004 08:23 AM

CARRILLO \$20.00

NANCY E. RISTER, COUNTY CLERK
WILLIAMSON COUNTY, TEXAS

Exhibit A
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