

PENINSULA ON LAKE AUSTIN CONDOMINIUM
OWNERS ASSOCIATION, INC.

13581 Pond Springs Rd. # 210
Austin, TX 78729
Office 346-8252 fax 506-9405


September 8, 2008

Dear Owners,

On August 15, 2008 the Board of Directors held a board meet to establish rule for the Peninsula community. Enclosed please find the rule package that will take effect September 19, 2008 and a copy of the board minutes. Please inform each member of your household of the above rules.

Thank you in advance for your compliance. Your cooperation helps to ensure that all Peninsula homeowners may enjoy the community.

Sincerely,


Erin Lohrstorfer
LPJ Property Management Co.

PENINSULA ON LAKE AUSTIN COMMONS, PHASE I, & PHASE II RULES
Issued September 8, 2008 Effective September 19, 2008

Please keep for your records and information

As defined by the Association Rules and Declarations the Boards of Directors (Commons, Phase I and Phase II) have the authority to define and enforce Rules and Regulations for the Condominium Associations. With your cooperation these will help provide safety for our residents as well as enhance the beauty and smooth operation of the community. Many of these are in the Peninsula Covenants, Conditions and Restrictions (CCR's).

1. Association Dues, Payment Dates and Late Fees

All association dues payments and assessments are considered due on the 1st of each month. Based on bank requirements two (2) separate checks need to be written (one for the commons and one for the phase), as these are separate accounts. Any payments not received by the Association's management company by the 15th of any month are considered late and will incur a one time late fee of \$10.00 per entity (Phase and Commons) to be due the 1st of the following month, in addition to other fees due.

Should any fees go unpaid for more than 30 days the Boards of the Peninsula on Lake Austin reserve the right to charge interest on these payments at a rate of 10% per annum (simple interest), from the date they were initially due. Property owners will be responsible for paying the fees, late charges and all interest accrued as defined in these rules.

Should any owner be in arrears for two or more months of fees of either the Commons or their respective Phase, the Boards of the Peninsula on Lake Austin reserve the right to immediately file a lien against their property, as defined in the Association declarations, or take any other legal action the Board feels necessary, in its sole discretion, to protect the Association from suffering from losses from unpaid fees. All legal and other extraordinary fees incurred by the board in chasing any particular property owner will be the responsibility of the offending owner and will be assigned to their account the month after such costs are incurred and will become a part of their fees due 30 days thereafter. These charges will also be subject to late fees and interest charges as defined above.

2. Pets

Pursuant to Section 6.17 of the Phase I and Phase II Declarations, "no pets shall be allowed in any common areas except on a leash or under the voice and visual control of a Unit owner or his appointee." All residents must immediately clean up after their pets on Peninsula property. Pets are not permitted to swim in the swimming pool. Owners should prevent any excessive barking by dogs, which is disturbing to their neighbors.

3. Trash and recycling

Trash and recycling containers should not remain at the street any longer than is absolutely necessary for pickup. They should be put out for pickup no sooner than the evening before the scheduled pickup and then returned to designated storage space as soon as possible after pick up when possible. It is understood that if owners are traveling they may have to schedule this in other ways but they are requested to make arrangements to clear the street of trash and recycling containers as soon as possible.

4. Garage doors

Garage doors should be kept closed except when owners are entering, exiting, or physically in the garage. This has proven a security risk in the past and is a benefit to all property owners.

5. Excessive noise

The Peninsula on Lake Austin Owners shall voluntarily be courteous to all neighbors by monitoring excess noise that is disruptive and/or infringes on the rights of other owners to peaceful living. Outdoor activities causing excessive noise, ie. Games, music, loud vocalization, etc. shall be stopped or moved indoors no later than 10:00p.m., Sunday through Thursday of each week. Friday and Saturday hours will be extended until 12:00 a.m. Should residents be planning parties or large functions where these rules may be broken, several days notice at least should be given to all other residents. This can be done by emailing our management association and asking them to forward the notification to all owners / residents.

6. Outdoor Furniture

Outdoor furniture of resident's choice may be used on all private upstairs decks/rooftop gardens of each condominium. Furniture on the lake level should be appropriate, attractive outdoor furniture but it may be subject to review and/or approval by the Commons Area Board of Directors. If the Commons Area Board of Directors should have complaints about specific outdoor furniture on the lake level and they deem it to fall outside the standards expected they reserve the right to require owners to remove or replace this furniture. This should be done within 30 days of any such notice from the Board of Directors. If this is not done in accordance with this timing a violation fee of \$100 per month of delay may be charged and added to the respective owner's account. These fees will be due at the beginning of the month 30 days after such notice is given and will become a part of the official fees due by that owner and subject to all payment rules defined above in item 1.

7. Fire Risk

Open fires (as defined by City of Austin Code and/or our Insurance carriers) are not allowed on outdoor decks.

8. Parking

Each driveway area is provided with pull-in parking spaces. If owners have more guests than their driveway area will accommodate, guests should be asked to park on the street rather than take up neighboring owners guest spaces and/or block other owner's driveways or garage access.

9. Exterior Decorating

Any exterior changes to individual units should be approved by the Board of Directors for the respective Phase. Any touch up; repairs and/or repainting should be done matching the colors currently in place for the development.

10. Use of pool island and other common areas

Owners are responsible for removing all trash, personal belongs, turning off lights and fans, etc. immediately after use and otherwise leaving the pool island and other common areas clean and orderly. No glass containers are allowed on the pool island.

11. Pool Rules

There is NO LIFEGUARD on duty. SWIM AT YOUR OWN RISK!

NO DIVING!

NO GLASS OR BREAKABLES of any kind are allowed on the island.

Children under the age of 14 MUST be accompanied by an adult.

Guests MUST be accompanied by a homeowner and it is recommended residents limit guests to 4 at any one time unless a courtesy notification of a party or other activity is given to other residents.

NO PETS shall be allowed in the pool at any time.

Hours of operation shall be 9 AM to 10 PM Sunday through Thursday and 9 AM to 11 PM Friday and Saturday.

If pool parties or volleyball activities are planned residents are asked to give several day's notice to other residents as a courtesy.

Owners should attempt to resolve the above issues privately with their neighbors. If an official complaint is made to management, the owner will be offered three opportunities to resolve any issues. After the third complaint, if the issue is not resolved within ten days in accordance with the suggested rule stated above, a \$100.00 fine will be imposed, at the discretion of the relevant Peninsula Board, as well as an additional \$100.00 for each successive incident.

Please inform each member of your household of the above rules. Thank you in advance for your compliance. Your cooperation helps to ensure that all Peninsula homeowners may enjoy the community.

PENINSULA ON LAKE AUSTIN RULES

Based on the suggestions of various different owners, similar documents from other associations, and property management, and in order to promote the peaceful harmony of the Association and to preserve the rights of all owners, implementation of the following is proposed:

- Pets. Pursuant to Section 6.17 of the Phase I and Phase II Declarations, "no pets shall be allowed in any common areas, except on a leash or under the voice and visual control of a Unit owner or his appointee." All owners must immediately clean up after their pets on Peninsula property. Owners should any prevent excessive barking by dogs which is disturbing to their neighbors.
- Trash and recycling. Trash and recycling containers should not remain at the street any longer than absolutely necessary for pickup. They should be put out for pickup no sooner than the evening before the scheduled pickup and then returned to designated storage space as soon as possible after pickup. It is proposed that the Peninsula contract with Texas Disposal Systems to pickup all trash and recycling as they offer more competitive pricing, same day pickup of trash/recyclables, and central billing to the association.
Note: Proposal available at meeting
- Garage doors. Garage doors should be kept closed except when owners are entering, exiting, or physically in the garage.
- Excessive noise. The Peninsula on Lake Austin Owners shall voluntarily be courteous to all neighbors by monitoring excess noise that is disruptive and/or infringes on the rights of other owners to peaceful living. Outdoor activities causing excessive noise, ie. games, music, loud vocalization, etc. shall be ended or moved indoors no later than 10 p.m. Sunday through Thursday of each week. Friday and Saturday hours will be extended until 12:00 p.m.
- Outdoor furniture. Outdoor furniture shall be limited to the private upstairs decks/rooftop gardens of each owner. Furniture on the lake level should be outdoor furniture approved by the common area board of directors.
- Fire Risk. Open fires are not allowed on outdoor decks
- Parking. Each driveway area is provided with pull-in parking spaces. If owners have more guests than their driveway area will accommodate, guests should be asked to park on the street rather than take up neighboring owners guest spaces and/or block other owners' driveways or garage access
- Exterior changes. Any exterior changes (specifics to be discussed) to individual units should be approved by the board.
- Use of pool island and other common areas. Owners are responsible for removing all trash, personal belongs, turning off lights and fans, etc. immediately after use and otherwise leaving the pool island area clean and orderly. No glass containers are allowed on pool island.

Owners should attempt to resolve the above issues privately with their neighbors. If an official complaint is made to management, the owner will be offered three opportunities to resolve any issues. After the third complaint, if the issue is not resolved within ten days in accordance with the suggested rules stated above, a \$100 fine will be imposed, as well as an additional \$100 for each successive incident.