



Dana DeBeauvoir
Dana DeBeauvoir, County Clerk
Travis County, Texas

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Electronically Recorded

STATE OF TEXAS

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COUNTY OF TRAVIS

§

**AMENDMENT OF RULES AND REGULATIONS
OF
THE TERRACES CONDOMINIUMS HOMEOWNERS ASSOCIATION, INC.**

(Parking Policy)

Document reference. Reference is hereby made to that certain Declaration and Master Deed for The Terraces, a Condominium Project, filed at Vol. 09034, Pg. 0634 in the Real Property Records of Travis County, Texas (together with all amendments and supplements, the "**Declaration**"). Reference is further made to the Rules and Regulations filed in document no 2012015848 of the Official Public Records of Travis County, Texas (together with all amendments and supplements, the "**Rules**").

WHEREAS the Declaration provides that owners of units subject to the Declaration are automatically made members of The Terraces Condominiums Homeowners 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 Section 82.102(a)(7) of the Texas Uniform Condominium Act and Article V Section 1(g) of the Declaration; and

WHEREAS the Board has voted to adopt the Parking Policy attached as Exhibit "A" to supplement section 17 of the Rules;

THEREFORE the Parking Policy attached as Exhibit "A" has been, and by these presents is, **ADOPTED** and **APPROVED** as a supplement to the Rules.

Subject solely to the amendments contained in Exhibit "A", all of the Rules remain in full force and effect.

**THE TERRACES CONDOMINIUMS
HOMEOWNERS ASSOCIATION, INC.**
Acting by and through its Board of Directors

Signature:

A handwritten signature in black ink, appearing to read "Derrick H. Bonsmann".

Printed Name:

Derrick H. Bonsmann

Title:

HOA President

5/18/2020

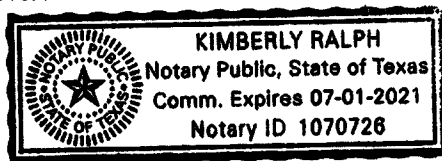
Exhibit "A": Parking Policy

Acknowledgement

STATE OF TEXAS §

COUNTY OF Travis §

This instrument was executed and acknowledged before me on the 18 day of May, 2020, by Derrick Brannan in the capacity stated above.



Kimberly Ralph
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 TERRACES CONDOMINIUMS HOMEOWNERS ASSOCIATION

PARKING POLICY

A. General Parking Rules

1. Prohibited vehicles. No trailer, camper, mobile home, recreational vehicle, commercial vehicle, truck (other than standard size pickup truck), inoperable automobile, boat, or similar equipment shall be permitted to remain upon any area within the Condominiums, other than temporarily (for purposes of loading and unloading of passengers or personal property), unless in an area specifically designated for such purpose by the Board.

B. Guest Parking

2. No resident parking in guest spaces without a permit. A resident is prohibited from parking in a designated guest parking space, unless the resident has obtained a permit from the Board in accordance with part C below.
3. Guest parking limits. A guest is prohibited from parking in a designated guest space for more than seven days within any calendar month, unless the guest has a permit from the Board issued in accordance with part C below. The permit must be obtained by the owner of the unit who is hosting the guest (not a tenant) because the permit fee is charged to the owner's account.

C. Permit Parking

4. Permit issuance. The Board may issue a permit to a Unit Owner to use a designated guest parking space for the owner or the owner's guest/invitee. A permit shall expire after one month. The Board may, if it chooses, issue a permit on a repeating month-to-month basis. All permits may be cancelled upon written notice from the Board or from the Unit Owner.
5. Permit number capped. No more than four permits (20% of available guest parking spaces) shall be issued to an owner who seeks a permit that renews from month-to-month. The Board may establish criteria/standards for distribution of permits if more than 4 Unit Owners apply for a renewable monthly permit.
6. Eligibility for permits. Permits shall only be issued for a passenger vehicle with current license and registration, and the vehicle's license plate must be on file with the Association.
7. Permit fee. Permits shall be made available to applicants on a first come first serve basis, or other criteria adopted by the Board. The permit fee is \$150.00 for a month or any portion thereof. The fee will be assessed to the owner's account. Failure to pay the fee shall be grounds for revocation of, or refusal to renew, a permit.
8. No reserved parking. A permit allows the use of a designated guest parking space when the same is available -- a permits does not guarantee or reserve a parking space.

D. Enforcement

9. Towing. A vehicle parked in a designated guest parking space in violation of Association Rules may be towed, at the owner/operator's expense, in compliance with State law. The Association may, but is not required to, give one or more courtesy warnings in the form of a notice posted on the vehicle.
10. Fines; owners responsible for violations. A Unit Owner is responsible for violation of the Rules by (a) the owner, (b) the owner's guest/invitee, (c) any resident of the unit, and (d) a resident's guest/invitee. Fines and other charges may be assessed to the Unit Owner in accordance with the fining policy contained in the Rules and State law.