

## Courtyard Boat Launch and Boat & Trailer Storage Area Rules

### General Rules

**Violation of any of these rules will result in immediate suspension of privileges for this amenity. Boat/trailer owners will be required to immediately remove their boat/trailer.**

There are 22 spaces that can be leased for boat/trailer storage.

Leases renew annually on July 1. Leases may be terminated by either party with 30 days written notice, or with 10 days written notice by the HOA for material breach of contract.

If a Homeowner on the wait list for a storage space sells their home, their wait list spot does NOT convey to the new owner. The new owner must apply separately to be on the wait list and will go to the bottom of the wait list.

Boat and trailer storage spaces are available ***exclusively*** to resident Courtyard homeowners and their resident family members. The privilege of this amenity does NOT extend to boats owned by non-resident family members NOR to boats owned by friends or any other person or entity. "Boat sharing" with any person other than the lessee is NOT permitted. The definition of the term "boat sharing" includes but is not limited to boats and/or trailers whose titles include the names of non-residents. The HOA retains the right to cancel or change the lease for any reason, or no reason, as determined solely by the HOA; the HOA will prorate and refund any remaining Storage fee if due by reason of cancellation or change.

Day use of the Boat Launch is available ***exclusively*** to Courtyard homeowners and their resident family members. The privilege of this amenity does NOT extend to boats owned by non-resident family members NOR to boats owned by friends or any other person or entity.

The boat/trailer storage spaces ***may not*** be leased to tenants of Courtyard homeowners.

Boat/trailer storage spaces leased to Courtyard homeowners ***may NOT be sub-leased*** to any other person under any circumstances. The HOA will periodically check the storage lot for boats/trailers that are not owned by resident homeowners. ***Any non-Courtyard homeowner boat/trailer found in the lot will be towed at the owner's expense.***

Lessee must maintain personal liability insurance, medical insurance, and boat/auto insurance/casualty insurance in an amount not less than \$500,000. Lessee must sign a lease which includes an indemnification clause.

Lessee is responsible for its own safety and the safety of any persons in lessee's group.

### **Access to Boat/Trailer Storage and Boat Launch**

Access is gained by using the same gate code as the Park. Under no circumstances ***at all*** may the Courtyard gate code be given to any person other than Courtyard homeowners and their resident family members.

All homeowners receive the code via email from the HOA President. For security reasons, the gate code changes frequently and all residents whose current email address is registered in the Courtyard website directory ([www.courtyardhoa.org](http://www.courtyardhoa.org)) are informed via email of every gate code change. If you are not receiving Courtyard emails periodically, there are two ways to correct this issue:

1. Check your spam filter for the Courtyard HOA emails. They will come from the current HOA President. Please set up a contact for the current HOA President (see Courtyard Caller) so you will be sure to receive all Courtyard communications.
2. Check your resident listing in the Courtyard website directory to insure your current email address is listed. If it is not, email the current HOA President to update your contact information.

### **Day Use**

There are a few day parking spots located along the rock wall closest to RM2222. If you are able to park your trailer in one of these spots, be sure to position it so that it doesn't block any other boatowner who may want to use the launch or remove their boat from the parking lot. Homeowners may not park in any of the leased parking spots in use by other Courtyard residents — these are the numbered spots that are closest to Bull Creek and County Line.

Day use of the Boat Launch is available ***exclusively*** to Courtyard homeowners and their resident family members. The privilege of this amenity does NOT extend to boats owned by non-resident family members NOR to boats owned by friends or any other person or entity.

### **Care of Facilities**

All homeowners are required to remove their own trash. No accessory items not permanently affixed to the boat may be left anywhere in the parking lot area, including in a leased space. All personal items must be removed after each use. Items found loose in the parking lot area will be discarded.

### **Leasing a Slot for Boat/Trailer Storage**

To lease a boat/trailer storage slot, contact Marilyn Childress, Property Manager for Goodwin Management, at [marilynchildress@goodwintx.com](mailto:marilynchildress@goodwintx.com). Leases are for the term of one year. There is a waiting list for the storage slots, and if your name comes up on the list, you will be contacted by Marilyn Childress.

In addition, it is NOT permitted to bring boats inside the Boat Storage and Ramp area that are not registered in your name. This area is for Courtyard homeowners and their boats only, NOT for friends' boats or boats of non-resident family members of Courtyard homeowners.

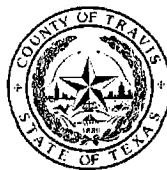
Proof of current boat insurance must be provided with every lease application. Insurance must be maintained for the entire period of the lease.

**General NOTE:** These rules do not apply to areas where an Owner has a Limited Use Easement. If you don't know if you have a Limited Use Easement, or if you don't know where your private property stops and a Common Area starts, please consult the property survey you received when you purchased your property or check with the Chairperson of the HOA's Environmental Control Committee.

Thank you for helping to keep the Courtyard a safe and beautiful community.

**Courtyard Board of Directors**

**Recorders Memorandum**-At the time of recordation this instrument was found to be inadequate for the best reproduction, because of illegibility, carbon or photocopy, discolored paper, etc. All blockouts, additions and changes were present at the time the instrument was filed and recorded.



**FILED AND RECORDED  
OFFICIAL PUBLIC RECORDS**

*Dana DeBeauvoir*

**Dana DeBeauvoir, County Clerk  
Travis County, Texas**

**2020227022**

**Nov 23, 2020 04:01 PM**

**Fee: \$58.00**

**MEDINAE**



**NOTICE OF DEDICATORY INSTRUMENTS**

*Rules—Leased Properties and Usage of Common Areas*

**Declaration:** Second Amended Restated Declaration of Covenants, Conditions and Restrictions, Recorded at Volume 6598, Page 1046, Deed Records, Travis County, Texas, and all joinders, supplements, annexations and amendments thereto.

**Association:** The Courtyard Homeowners Association, Inc., a Texas non-profit corporation.

**Subdivision:** The Courtyard

Pursuant to Texas Property Code §202.006, the Association gives notice that all property subject to the Declaration is also subject to the following dedicatory instruments:

1. Rules Regarding Properties Which are Leased to Tenants, attached as Exhibit "A";
2. Rules for the Use of Courtyard Common Area Land and Amenities, attached as Exhibit "B".

The attached dedicatory instruments are complete, correct, and current as of the date of this Notice, but may be amended from time to time.

A current copy of the dedicatory instruments can be obtained from the Association's managing agent, Goodwin Management, Inc., or the successor managing agent shown in the most recent management certificate recorded in the Travis County property records.

EXECUTED this 17<sup>th</sup> day of November, 2020.

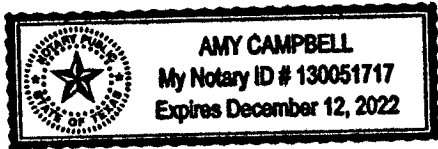
THE COURTYARD HOMEOWNERS  
ASSOCIATION, INC.

By: Patrice Arnold  
Patrice Arnold, attorney in fact

STATE OF TEXAS

COUNTY OF TRAVIS

This instrument was acknowledged before me on the 17<sup>th</sup> day of November, 2020, by Patrice Arnold, in the capacity set forth above.



*Amy Campbell*  
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NOTARY PUBLIC AND FOR  
THE STATE OF TEXAS

**AFTER RECORDING RETURN TO:**

Arnold and Associates, PC  
406 Sterzing St., Suite 300  
Austin, TX 78704