

RESERVING THE PARK

A. If an Owner wishes to reserve the Park (or any Common Area), that reservation must be booked at least one week in advance using the HOA's Park Reservation Form, available on the HOA website. The Form must be filed with the HOA's property manager, Marilyn Childress, with Goodwin Management at: marilyn.childress@goodwintx.com. **EVENTS ARE LIMITED TO A MAXIMUM OF 50 PEOPLE.**

B. Any group activity in the Park must be reserved by an Owner who is a member in good standing of the HOA.

C. No event reservation of the Park may preclude any other Owner or resident from access to the Park.

D. A security deposit must be placed with Goodwin Management at the time reservation is made. A deposit of \$200.00 is required for reserving Park area A. A deposit of \$100.00 each is required for reserving Park areas B and/or C. If you want to have the Park gate opened and left open during an event, you must note this in advance on your reservation request, and arrangements will be made for an HOA Board Member to open, then close the gate after your event.

E. Parking is very limited in the Park, and is restricted to designated spaces only. Vehicles may not park along the road into the Park or on any grassy areas. Larger parties need to plan ahead.

F. The Park must be left clean and free of debris. **Take all trash with you when you leave.**

G. All activity must comply with all applicable governmental laws.

H. The Owner making the reservation will be responsible for any damages to the Park and its facilities caused by guests. The costs of repairing such damage will be deducted from the deposit and any costs in excess of the deposit will be billed to the Owner.

I. After inspection and approval of the condition of the property, the reservation check will be destroyed. If any amount is to be deducted, the reservation check will be deposited and a check will be issued for the remaining balance, if any, and mailed to Owner making the reservation.

J. Violation of these rules will result in the forfeiture of the owner's deposit.

K. All dogs brought into the Park by Owner or Owner's guests **MUST** be leashed. **Unleashed dogs will be cause for forfeiture of the entire deposit.**



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 17th day of November, 2020.

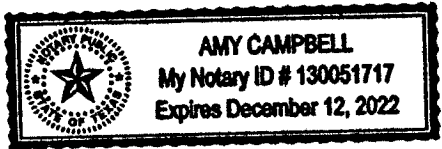
THE COURTYARD HOMEOWNERS
ASSOCIATION, INC.

By: Patrice Arnold
Patrice Arnold, attorney in fact

STATE OF TEXAS

COUNTY OF TRAVIS

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



Amy Campbell

NOTARY PUBLIC AND FOR
THE STATE OF TEXAS

AFTER RECORDING RETURN TO:

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