

The Courtyard Homeowners Association, Inc. Rules for the Use of Courtyard Common Area Land and Amenities

The Courtyard common areas (Common Areas) are the properties owned by The Courtyard Homeowners Association, Inc. (HOA) for the common use and enjoyment of property owners who are members in good standing of the HOA (Owner). The term Owner includes tenants of Owners. Owners are responsible for all actions of tenants and any damages caused by their tenants using the Common Areas.

The HOA is empowered to make reasonable rules and regulations regarding the use of the Common Areas and facilities.

Use of the Common Areas, including the Courtyard Community Park (Park), is limited to an Owner's private/family/personal activities or events. Although not a complete listing, activities or functions related to private or public schools, scouting or similar social groups, office parties, charity/fundraising, politics or any type of commercial use **are not allowed**.

VIOLATORS OF ANY OF THE FOLLOWING RULES ARE SUBJECT TO LOSING THEIR PARK PRIVILEGES:

1. Owners and residents are prohibited from giving the gate access code for the park to any person who does not reside in or own property in the Courtyard.
2. Only persons who own or reside in property in the Courtyard may store or park boats and trailers in the Park, Boat/Trailer Storage and Launch Area, or other common areas. To be permitted, the boats/trailers must be registered to an owner or resident of the Courtyard.
3. Parking of vehicles in the Boat/Trailer Storage and Launch Area and the Park is limited to persons who own or reside in property in the Courtyard, and those guests whom the owners/residents are accompanying while using the park or the boat dock condominiums.
4. Common Areas are for the use of Owners and any guests entering a Common Area **MUST** be accompanied by an Owner at all times while on Common Area. Violation of this rule may result in suspension of Common area privileges.
5. The gate code or any type of access device, including but not limited to key cards or any other device including cell phones, **MAY NOT** be given to any non-resident for any reason. Only resident homeowners or their resident tenant may possess the gate code or access device. Violation of this rule may result in suspension of Common area privileges.
6. All dogs must be leashed and under control at all times. All dog waste **MUST** be picked up and placed in the trash can immediately.
7. No firearm or air gun of any kind may be used on the Common Areas at any time. This includes, but is not limited to, rifles, pistols, shotguns, pellet guns, BB guns, and paintball guns. Austin City Code 9-6-1 defines firearms to include air guns such as pellet guns, BB guns, and paintball guns, and Austin City Code 9-6-7 prohibits the discharge of a firearm in the city limits of Austin. Anyone witnessing the discharge of any firearm should immediately report it to the Austin Police Department (APD) by dialing

311, unless it is an emergency, in which case you should report it to 911.

5. Cars, trucks, and golf carts driven by adults may enter and exit the Park using the paved driveway and may park in the designated paved parking area. Motorized vehicles, such as motorcycles, ATV's, three and four-wheel off-road type vehicles, motorized bikes or scooters are NOT PERMITTED for use in the Park or any Common Area. The following rules apply to children's motorized vehicles:
 - a. Internal combustion engines are NOT allowed.
 - b. Battery only electric vehicles are allowed.
 - c. The maximum capable speed of 5 miles per hour is allowed on children's motorized vehicles.
 - d. No bumper cars are allowed.
6. Loud music, drunken behavior and any damage to Common Area facilities (including the Kayak racks, which contain private property) will not be tolerated. Anyone witnessing such activity should immediately report it to the APD by dialing 311, unless it is an emergency, in which case you should dial 911.
7. Due to the risk of forest fires, no fires of any kind are allowed anywhere on the Common Areas, except for in the BBQ grills in the Park, which are provided for cooking only.
8. No fireworks of any kind are allowed to be discharged or fall on any part of the Common Areas. Fireworks are also governed by the Austin City Code, which prohibits their use within the City limits. Anyone witnessing the use of fireworks on or over the Courtyard should immediately report it to the APD by dialing 311, unless it is an emergency, in which case you should dial 911.
9. All persons or groups of people must clean up after themselves, their guests and their animals. Covered trash barrels are provided around the Park, as are animal waste bags. Animal waste is a public health hazard also governed by the Austin City Code, which requires that handlers or owners of animals must properly dispose of the animal's waste. PETS MUST BE LEASHED AT ALL TIMES.
10. Do not cut down or trim any trees or other plant material that are located in or on the Common Areas without first obtaining the express written permission of the HOA Board of Directors.
11. Owners and anyone working for an owner shall not dump any trash or yard waste, including tree limbs and shrub trimmings, in or on any Common Areas, as these dead materials are fire and health hazards. Owners are responsible for the actions of anyone working for them and will be billed for the costs of removing any trash or yard waste placed in or on Common Areas in violation of this rule. Properly bundle these materials and put them on your curb on trash pickup day for the City to take away.
12. All persons must observe the posted hours of operation for the Park, which are from 6 AM to 10 PM daily.
13. Any use of any part of the Park and any other Common Areas is totally at the user's own risk, including usage of the playscape. Children must be supervised by an adult when using the Park.



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.

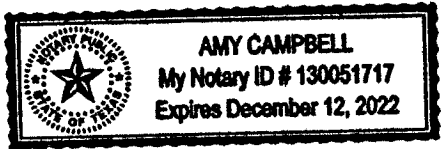
THE COURTYARD HOMEOWNERS
ASSOCIATION, INC.

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