

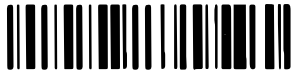
## Exhibit A

### **Rules Regarding Properties Which are Leased to Tenants**

1. No property may be leased for a period shorter than six (6) months. Short-term rentals are expressly prohibited.
2. Violation of the rule regarding short-term rentals may result in significant daily fines until the violation ceases.
3. Issuance of a City of Austin short-term lease permit may constitute verification of the existence of a short-term lease.
4. The Courtyard Board of Directors reserves the right to make its own determination of the existence of a short-term lease in order to assess fines.
5. All Homeowners who lease their properties to a tenant must provide this information regarding the tenant:
  - a) Tenant Name
  - b) Tenant Address
  - c) Tenant Phone number
  - d) Beginning and ending dates of the lease, AND
  - e) Tenant's current email address.

The above information shall be emailed to the Courtyard Homeowner's Association (CHOA) President within 3 business days of the inception of the lease.  
[president@courtyardhoa.org](mailto:president@courtyardhoa.org)

6. Tenant information will be displayed on the Courtyard website Directory, unless the tenant expressly instructs the CHOA otherwise.
7. Homeowners whose properties are leased to a tenant are responsible for providing Common Area amenities access codes to their tenant. The HOA will NOT send access codes directly to tenants via the HOA's email blast system.
8. Homeowners are responsible for tenants who violate any CHOA governing documents or rules.



DB  
12

**NOTICE OF DEDICATORY INSTRUMENTS**

*Correction of Previous Filings*

**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", correcting typographical errors in the Rules attached as Exhibit A to the Notice of Dedicatory Instruments recorded as Document No. 2020227022, Official Public Records, Travis County, Texas.
2. Amended and Restated Bylaws, attached hereto as Exhibit "B", correcting typographical errors in the Bylaws recorded as Document No 2020227021, Official Public Records, Travis County, Texas. The Amended and Restated Bylaws incorporates all amendments to the original Bylaws of the Association. The original Bylaws was recorded in Document 2012063377, Official Public Records, Travis County, Texas: prior amendments to the original Bylaws were not recorded. The Amended and Restated Bylaws supersede all previous versions of the Bylaws.

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 11<sup>th</sup> day of December, 2020.

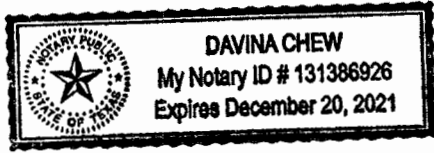
THE COURTYARD HOMEOWNERS  
ASSOCIATION, INC.

By: Patrice Arnold  
Patrice Arnold, attorney in fact

STATE OF TEXAS

COUNTY OF TRAVIS

This instrument was acknowledged before me on the 11<sup>th</sup> day of December, 2020, by Patrice Arnold, in the capacity set forth above.



*Davina Chew*

\_\_\_\_\_  
NOTARY PUBLIC IN AND FOR  
THE STATE OF TEXAS

✓ AFTER RECORDING RETURN TO:

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