

AFTER RECORDING RETURN TO:

**Adam Pugh
CAGLE PUGH, Ltd., LLP
4301 Westbank Dr., Bldg. A, Ste. 150
Austin, Texas 78746**

ELLIOTT RANCH HOMEOWNERS ASSOCIATION, INC.

**POLICY FOR THE ELLIOT RANCH
ARCHITECTURAL CONTROL COMMITTEE**

(A Residential Subdivision Located in Hays County, Texas)

Cross reference to that certain Amended and Restated Declaration of Covenants and Restrictions for Elliott Ranch, recorded at Vol. 1512, Pg. 913, Official Public Records of Hays County, Texas

Elliott Ranch Homeowners Association, Inc.**ARCHITECTURAL CONTROL COMMITTEE POLICY**

Elliott Ranch is a Subdivision (the "Subdivision") created by and subject to the *Amended and Restated Declaration of Covenants and Restrictions for Elliott Ranch*, recorded at Vol. 1512, Pg. 913 in the Official Public Records of Hays County, Texas, as it may be amended (the "Declaration"). The operation of the Subdivision is vested in the Elliott Ranch Homeowners Association, Inc. (the "Association"), acting through its board of directors (the "Board"). The Association is empowered to enforce the Covenants, Conditions and Restrictions of the Declaration, the Bylaws and rules of the Association (collectively, the "Documents"), the Documents provide for the creation of the Association's Architectural Control Committee (the "ACC").

Pursuant to Article 4, Section (e) of the Declaration, the ACC may adopt such procedural and substantive rules, standards, policies, and development guidelines, not in conflict with the Declaration, as it may deem necessary or proper for the performance of its duties and the orderly development of the Subdivision. Such rules, standards, policies, procedures, and development guidelines shall be binding and enforceable against each Owner in the same manner as any other restriction set forth in the Declaration.

Pursuant to Article 5, Section (o) The ACC is empowered to review submissions of lighting plans for any exterior lighting to be install or placed on a Lot.

The ACC desires to adopt a Front Yard Lighting Policy to provide clarification to Article 5, Section (o) of the Declaration.

The ACC hereby adopts this Architectural Control Committee Policy to establish equitable policies and procedures for front yard lighting within the Subdivision. This policy shall be binding on the ACC. Words and phrases used in this policy have the same meanings given to them by the Declaration.

1. Front Yard Lighting Policy

- a. Residents may use up/down, moon and solar lighting to emphasize driveways, pathways, and trees without the need to submit an application to the Architectural Control Committee for approval. All other front yard lighting must be approved by the Architectural Control Committee. String/rope lighting is permitted to be hung between a house and the street during holiday seasons for decorative purposes. String/rope is not permitted between a house and the street during non-holiday seasons and must be removed in a timely manner after the holiday has expired. Holiday seasons will be both Halloween and the Christmas Season (as defined in the CCR's). All Halloween decorations/lighting must be removed no later than November 10th.

CERTIFICATE OF ADOPTION

The undersigned MARSHALL H. GLENN, Member of Elliott Ranch Homeowners Association, Inc. Architectural Control Committee, hereby certifies that this ACC Policy was approved by members of the Association's ACC.

By: [Signature]
Member, Elliott Ranch Architectural Control Committee

STATE OF TEXAS

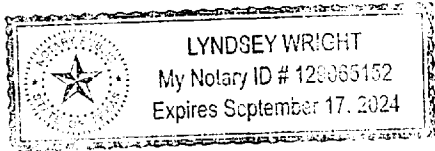
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COUNTY OF HAYS

THIS INSTRUMENT was acknowledged before me this 10 day of August, 2022 by Marshall Glenn, Member of the Elliott Ranch Homeowners Association Architectural Control Committee

[Signature]

Notary Public of Texas



**THE STATE OF TEXAS
COUNTY OF HAYS**

I hereby certify that this instrument was FILED on the date and the time stamped hereon by me and was duly RECORDED in the Records of Hays County, Texas.

22042517 AMENDMENT
09/06/2022 01:35:15 PM Total Fees: \$34.00

Elaine H. Cárdenas, MBA, PhD, County Clerk
Hays County, Texas

