

STATE OF TEXAS §

COUNTY OF ~~TRAVIS~~ Hays §

**AMENDMENT OF RULES AND REGULATIONS
OF
ELLIOTT RANCH HOMEOWNERS ASSOCIATION, INC.**

(Related to Vehicles)

WHEREAS the Declaration of Covenants and Restrictions (the "DCR's") provides that the owners of lots subject to the DCR's are automatically made members of Elliott Ranch Homeowners Association, Inc. (the "Association");

WHEREAS the Association, acting through its board of directors (the "Board"), is authorized under law to adopt and amend rules and regulations for the Association related to vehicles and

WHEREAS the Board has voted to adopt the Vehicle Rules, attached as Exhibit "A";

THEREFORE the additional rules attached as Exhibit "A" have been, and by these presents are, ADOPTED and APPROVED.

Subject solely to the amendments contained in Exhibit "A", all of the rules of the Association remain in full force and effect.

ELLIOTT RANCH HOMEOWNERS ASSOCIATION, INC.

Acting by and through its Board of Directors

Signature: *Thomas A. Fedorko*
Printed Name: Thomas A. Fedorko
Title: President

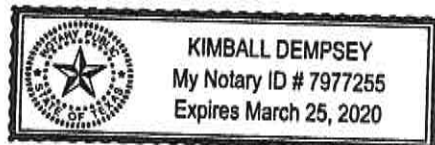
Exhibit "A": Recreational & Motor Home Vehicle Rule

Acknowledgement

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This instrument was executed and acknowledged before me on the 28th day of July, 2016,
by Thomas A. Fedorko in the capacity stated above.



[Signature]
Notary Public, State of Texas

EXHIBIT "A"

VEHICLE RULES

1. General. The Elliott Ranch Homeowners Association, Inc., a not for profit corporation duly organized and existing under the law of the State of Texas, does hereby certify the records and minutes of the proceedings of the Board of Directors of said Corporation, and that on the ___ day of _____, 2016 there was duly and legally held a meeting of said Board of Directors at which a quorum of Directors was present and acting throughout, and at said meeting the following resolution was unanimously adopted.
2. Scope of the Rule. These rules are promulgated to establish rules in keeping with the Declaration of Covenants and Restrictions (hereafter, "DCR's"), Article 3 "Land Use;" Section (g), which states, "No truck, bus, motor home, recreational vehicle, boat, or trailer shall be parked in the private street in front of any lot except for construction and repair equipment while a residence is being built or repaired thereon, and no truck, bus, motor home, recreational vehicle, boat, or trailer shall be parked on the driveway or any portion of the lot as to be visible from the private street in front of any lot"; and Section (g), "Storage and Vehicle Repair", which states, "No unsightly storage shall be permitted that is visible from the private street in front of any lot. No boat, trucks or other vehicles shall be stored or kept for the purpose of repair on any lot, except in enclosed garages or storage facilities protected from the view of other residents." These rules attempt to distinguish between a temporary parking condition versus a long term storage condition. In addition, the rule attempts to make a distinction between pick-up trucks versus commercial trucks on a lot as it relates to Article 3, Sections (g) and (h).
3. Temporary Parking - Owners will be allowed to temporarily park their Recreational Vehicles, Motor Homes, and boats on their lot for a 72 hour period for the purpose of loading, unloading, cleaning, or performing routine annual maintenance on their Recreational Vehicles, Motor Homes, and boats without incurring a violation. Owners must notify the community's management company charged with carrying out Elliott Ranch property inspections of the 72 hour window prior to bringing their Recreational Vehicles, Motor Homes, or boats on their lot. Owners who store their RV's and motor homes on their lots for more than 72 hours will be cited for violating Article 3 sections (g) and/or (h) of the DCR's for Elliott Ranch as related to long term storage. Long term storage will be defined as exceeding 72 hours on a lot.
4. Pick-up Trucks - Owners may park a pick-up truck on their property's driveway. Commercial trucks, commercial step vans, tractor trailers and construction grade vehicles are not allowed to be parked for longer than 72 hours or stored exceeding 72 hours on any portion of a lot except for the purpose of improvements approved by the ACC. Owners are not permitted to perform extensive repairs on their RV's boats or motor homes while on their lots as stated in Article 3 section (h) for any period of time unless they are enclosed in a garage or storage facility on the lot and protected from the view of other residents.
5. Conflict with Other Provisions. This rule relating to vehicles controls over any contrary provision in the Association's governing documents.

Once Recorded Please Return to:
Elliott Ranch Homeowners Assn, Inc.
c/o Pioneer Real Estate Services
611 S. Congress Ave., Suite 510
Austin, Texas 78704

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Liz Q. Gonzalez, Hays County Clerk, Texas
Rec \$34.00 Deputy Clerk: MCASTRO