26041121 AMENDMENT Total Pages: 7
Filed and Recorded: 11/2/26 2:04 PM

AFTER RECORDING RETURN TO:
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CAGLE PUGH, Ltd., LLP
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Austin, Texas 78746

AMENDMENT TO RULES AND REGULATIONS FOR ELLIOTT RANCH HOMEOWNERS ASSOCIATION, INC.

Cross reference to that certain Amended and Restated Declaration of Covenants and Restrictions for Elliott Ranch recorded in Volume 1512, Page 913, Official Public Records of Hays County, Texas; Rules and Regulations: Elliott Ranch Homeowners Association, Inc. recorded as Document No. 2010-10000474, Official Public Records of Hays County, Texas, as previously amended.

This Amendment to Rules and Regulations for Elliott Ranch Homeowners Association, Inc. (the **"Amendment"**) is made by Elliott Ranch Homeowners Association, Inc. (the **"Association"**), a Texas nonprofit corporation, and is as follows:

A. WHEREAS, Elliott Ranch (the **"Property"**) was established and is governed by that certain Amended and Restated Declaration of Covenants and Restrictions for Elliott Ranch recorded in Volume 1512, Page 913, Official Public Records of Hays County, Texas, as amended and supplemented from time to time, collectively (the **"Declaration"**);

B. WHEREAS, the Property is further governed by that certain Rules and Regulations: Elliott Ranch Homeowners Association, Inc. recorded as Document No. 2010-10000474, Official Public Records of Hays County, Texas, as previously amended (the **"Rules"**);

C. WHEREAS, the Declaration gives the Board of Directors of the Association (the **"Board"**) the power to adopt rules governing the property described in the Declaration;

D. WHEREAS, Section 6 of the Rules, titled "Street Rules," currently addresses the operation of certain unlicensed-driver and off-highway vehicles within Elliott Ranch, and the Board desires to repeal that Section in its entirety and replace it with comprehensive, updated Street Rules governing the use of the Association's privately owned streets, as further set forth below;

E. WHEREAS, the undersigned, Eric Locke, as the duly elected, qualified and acting President of the Association, hereby certifies on behalf of the Association that the following Amendment was duly adopted by the Board at a meeting held on September 30, 2026;

NOW THEREFORE, the Rules are hereby amended as follows:

1. Section 6 (Street Rules) of the Rules is hereby deleted in its entirety and replaced with the following:

Section 6. Street Rules

A. Authority; Purpose; Repeal and Replacement

These Street Rules are adopted by the Board of Directors ("Board") of the Elliott Ranch Homeowners Association, Inc. ("Association") pursuant to Article 7(e)(i) and Article 11(d)(v) of the Amended and Restated Declaration of Covenants and Restrictions for Elliott Ranch, as amended ("Declaration"), and Article VII, Sections 1(a) and 2(h) of the Association's Bylaws, as amended ("Bylaws").

The purposes of these Street Rules are to promote the health, safety, and welfare of residents and visitors; protect Association property; regulate the safe and orderly use of the Association's privately owned streets; and preserve the peaceful enjoyment of the community.

Upon their effective date, these Street Rules repeal and replace Section 6 of the Rules and Regulations recorded as Document No. 2010-10000474 in the Official Public Records of Hays County, Texas. All other sections of those Rules and Regulations remain unchanged.

These Street Rules apply to Owners, residents, tenants, occupants, household members, family members, guests, invitees, contractors, service providers, and all other persons using the Private Streets, subject to any superior rights created by the Declaration, a recorded easement, or applicable law.

B. Definitions

"Golf Cart" has the meaning assigned by applicable Texas law and includes a vehicle commonly referred to as a golf cart that is designed primarily for operation on a golf course.

"Owner" and "Lot" have the meanings assigned in the Declaration.

"Private Streets" means the privately owned streets, roadways, and associated rights-of-way owned or controlled by the Association. The term does not include a public roadway merely because the Association maintains landscaping or other improvements adjacent to it.

"Vehicle" means a device in, on, or by which a person or property is or may be transported or drawn on a roadway, including an automobile, motorcycle, Golf Cart, bicycle, electric bicycle, electric scooter, all-terrain vehicle (ATV), utility vehicle (UTV), recreational off-highway vehicle (ROV), mini-bike, dirt bike, pocket bike, skateboard, roller skates, roller blades, or similar device. The term does not include a wheelchair or other mobility device being used by a person with a disability.

C. Authorized Use of Private Streets

The Private Streets are intended for Owners, residents, tenants, their household members, family members, guests and invitees, and persons lawfully conducting business in or providing services to Elliott Ranch, including contractors, delivery personnel, utility providers, governmental personnel, and emergency responders.

A person who has no lawful purpose for entering or remaining within Elliott Ranch has no permission from the Association to use the Private Streets for recreational or other purposes.

Acting as the owner or authorized controller of the Private Streets, the Association may withdraw its permission for a non-resident to enter or remain on the Private Streets when the Board or its authorized representative reasonably determines that the person has repeatedly or materially violated these Street Rules, created a safety hazard, damaged Association property, or substantially interfered with the health, safety, or welfare of the community. Any written notice should identify the person, the conduct supporting the withdrawal of permission, the property affected, the effective date, and any duration or conditions of the prohibition.

A prohibition under this Section does not: (1) determine that a criminal offense has occurred; (2) authorize the Association to detain or physically remove a person; (3) impair an Owner's or resident's lawful access rights; (4) override an easement, governmental authority, or other superior legal right; or (5) prevent an Owner or resident from inviting a guest to a Lot, except that the Association may restrict the guest's recreational use of Association property or seek judicial relief when authorized by the governing documents and applicable law. Law-enforcement authorities retain sole discretion whether to investigate, cite, arrest, or prosecute under criminal-trespass or other laws.

D. Traffic Controls and General Duty of Care

Each person using a Vehicle on the Private Streets shall obey posted speed limits, stop signs, yield signs, traffic-control devices, and other reasonable traffic regulations established by the Association. Each user shall exercise reasonable care and courtesy toward pedestrians, other roadway users, and property.

E. Bicycles, Electric Bicycles, and Electric Scooters

Bicycles, electric bicycles, and electric scooters may be used on the Private Streets only in a safe and responsible manner. Each operator shall:

- obey posted speed limits, signs, and traffic-control devices;
- yield as reasonably necessary to avoid endangering pedestrians and other roadway users;
- maintain reasonable control at all times;
- operate at a speed reasonable for roadway, pedestrian, weather, and visibility conditions; and
- not race, perform wheelies, weave through traffic, or engage in stunt driving or other reckless or unsafe maneuvers.

F. Golf Carts

Golf Carts may be operated on the Private Streets only as follows:

- an operator who is sixteen (16) years of age or older may operate a Golf Cart without an accompanying adult, subject to these Street Rules;
- an operator who is at least thirteen (13) but younger than sixteen (16) years of age may operate a Golf Cart only while under the direct supervision of a responsible adult who is at least eighteen (18) years of age and occupies the front seat of the Golf Cart; and
- a person younger than thirteen (13) years of age may not operate a Golf Cart on the Private Streets.

The supervising adult must be legally authorized to operate a motor vehicle and must be able to exercise immediate direction and control over the minor's operation of the Golf Cart. All occupants must remain seated in a passenger position designed by the manufacturer while the Golf Cart is moving. Riding on the exterior, side, rear, roof, or any other area not designed for passengers is prohibited. A Golf Cart may not carry more occupants than the number of manufacturer-designed passenger positions.

This Section is an Association safety rule for private property. It does not represent that operation of a Golf Cart is lawful on a public roadway, and it does not waive any registration, equipment, driver's-license, insurance, or other requirement imposed by law when applicable.

G. Other Motor Vehicles

Automobiles, motorcycles, motorized scooters, ATVs, UTVs, ROVs, mini-bikes, dirt bikes, pocket bikes, and other motor vehicles may be operated on the Private Streets only in compliance with these Street Rules and applicable law. A Vehicle for which applicable law requires a driver's license may be operated only by a person legally authorized to operate that Vehicle.

H. Visibility and Equipment

A bicycle, electric bicycle, electric scooter, Golf Cart, or other Vehicle operated on the Private Streets between sunset and sunrise, or when visibility is insufficient to clearly see persons or Vehicles at a safe distance, must have functioning lighting and reflective equipment reasonably appropriate to the Vehicle, including a forward-facing light and a rear-facing light or reflector. The Vehicle must be readily visible to motorists and pedestrians.

I. Prohibited Operation

No person may operate or use a Vehicle on the Private Streets:

- at a speed exceeding the posted speed limit;
- in a careless, reckless, negligent, or unsafe manner;
- while racing, performing wheelies, burnouts, drifting, weaving through traffic, stunt driving, or similar maneuvers;
- in a manner that creates an unreasonable risk of injury or damage to persons, animals, Vehicles, or property; or
- in violation of a posted traffic-control device or other reasonable Association traffic regulation.

J. Noise

A Vehicle may not be operated in a manner that creates excessive or unnecessary noise and unreasonably interferes with another person's use and enjoyment of a Lot or the Common Area. Prohibited conduct includes excessive engine revving, repeated rapid acceleration or deceleration, use of an unlawfully modified or excessively loud exhaust system, and repeated Vehicle operation that constitutes a nuisance. Ordinary and reasonably necessary operation of a properly maintained Vehicle does not violate this Section merely because the Vehicle can be heard.

K. Damage to Association Property

A person who causes damage to an Association-owned street, curb, sign, gate, fence, landscape improvement, irrigation system, Common Area, or other Association property is liable to the Association to the extent provided by the Declaration and applicable law. After notice and a reasonable opportunity to respond, the Association may charge an Owner for the reasonable and documented cost of repairing damage caused by the Owner or by a person for whose conduct the Owner is responsible under the Declaration. Any such charge is subject to the classification, collection rights, limitations, and procedures established by the Declaration and applicable law.

L. Owner, Parent, and Guardian Responsibility

Each Owner shall take reasonable steps to ensure that the Owner's household members, tenants, occupants, family members, guests, invitees, and contractors comply with these Street Rules. Parents and legal guardians shall reasonably supervise minors for whom they are legally responsible when those minors operate Vehicles within Elliott Ranch.

The Association may enforce a violation against an Owner only when the Declaration, these Rules and Regulations, or applicable law makes the Owner responsible for the violator's conduct or when credible evidence reasonably establishes the Owner's own violation or responsibility. No Owner is strictly liable under this Section solely because the Association cannot identify a Vehicle's operator.

M. Evidence and Determinations

The Association may investigate a reported violation and consider credible evidence, including witness statements, observations, photographs, and video or security-camera recordings lawfully obtained and used. The Board shall determine whether a violation occurred based on the totality of the reliable evidence and shall apply these Street Rules in a reasonable, non-arbitrary, and non-discriminatory manner.

A fine or other enforcement action against an Owner must be supported by evidence reasonably identifying the Owner or a person for whose conduct the Owner is responsible under the governing documents or applicable law.

N. Enforcement

The Board may use courtesy notices for minor or first-time violations when appropriate, but may initiate formal enforcement without first issuing a courtesy notice when reasonably necessary to address a material safety risk, continuing violation, or property damage.

Subject to the Declaration and applicable law, a violation may result in a notice of violation, fine, recovery of damages or other amounts legally chargeable to an Owner, suspension of privileges that may lawfully be suspended, injunctive relief, or another authorized remedy. Before imposing a fine or pursuing another remedy requiring notice or an opportunity for a hearing, the Association shall comply with Texas Property Code Section 209.006, the Association's adopted enforcement and hearing procedures, and other applicable law. Nothing in these Street Rules authorizes the suspension of an Owner's or resident's right of access to the Owner's or resident's Lot.

O. No Expansion of Authority; Severability

These Street Rules regulate the use of Association-owned or controlled property and do not expand the Association's authority beyond the Declaration, Bylaws, or applicable law. If a provision is determined to be invalid or unenforceable, the remaining provisions shall remain effective to the fullest extent permitted by law.

2. **Miscellaneous**. Any capitalized terms used and not otherwise defined herein shall have the meanings set forth in the Rules. Unless expressly amended by this instrument, all other terms and provisions of the Rules remain in full force and effect as written and are hereby ratified and confirmed.

3. **Effective Date**. This Amendment shall be effective upon its recording in the Official Public Records of Hays County, Texas.

PRESIDENT'S CERTIFICATE OF AMENDMENT

The undersigned Eric Locke, President of Elliott Ranch Homeowners Association, Inc., hereby certifies that this Amendment to Rules and Regulations for Elliott Ranch was approved by an affirmative vote of a majority of the Board of Directors at a duly called and noticed meeting conducted on the 30th day of September, 2026.

ELLIOTT RANCH HOMEOWNERS ASSOCIATION, INC.

BY: _____

NAME: ERIC J. LOCKE

TITLE: President

STATE OF TEXAS §
§
COUNTY OF HAYS §

THIS INSTRUMENT was acknowledged before me this 15th day of October, 2026 by Eric J. Locke, President of Elliott Ranch Homeowners Association, Inc., a Texas nonprofit corporation, on behalf of said nonprofit corporation, for the purposes expressed therein.

_____
Notary Public Signature

[Notary Seal]

LYNDSEY WRIGHT
My Notary ID # 129065152
Expires September 17, 2028

AFTER RECORDING RETURN TO:
Greg Garza
CAGLE PUGH, Ltd., LLP
4301 Westbank Dr., Bldg. A, Ste. 150
Austin, Texas 78746

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.

26041121 AMENDMENT
11/02/2026 02:04:16 PM Total Fees: $45.00

Elaine H. Cárdenas

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