



AMENDED AND RESTATED RULES
OF
WATERFORD ON LAKE TRAVIS
PROPERTY OWNERS ASSOCIATION II, Inc.,
A Non-Profit Corporation

Waterford on Lake Travis Rules

Revised November 13, 2017

The Board of Directors of the Waterford on Lake Travis Property Owners Association II, Inc. has adopted the Waterford on Lake Travis Rules, with authority granted from the Restated Master Declaration as Amended and Restated on December 11, 2012 (the "Master Declaration"), including Sections 5.06(C) and 1.24 thereof, and as further Amended on April 4, 2016. These rules, and all governing documents of the Association, are for the benefit of all Owners. Per Section 5.06(C) of the Master Declaration, to the extent of any conflict between these rules and the Master Declaration, the Master Declaration governs.

It is the responsibility of all Owners, their tenants, invitees, and guests to adhere to all rules and restrictions. Failure to follow these rules, or other restrictions in the Master Declaration, Bylaws, or Architectural Committee Rules, (together, and as amended from time to time, the "Governing Documents"), could result in special charges or the Board's enforcement of other remedies. The Board may impose a special charge for violations in an amount up to \$500.00 per violation. In addition, the Board may suspend an Owner's right to use Association Property for up to thirty (30) days. Excessive, dangerous or offensive violations may result in police involvement. The Board's enforcement of its remedies for the violation of these Rules and other restrictions in the Governing Documents is subject to the notice and cure requirements of Section 209.006 (or its successor provision) of the Texas Property Code.

Please review all Governing Documents available on the Waterford website: www.waterfordpoa.com.

Signs and Flags

Except as permitted under Section 2.04 of the Master Declaration or Sections 202.009 or 202.012 (or successor provisions) of the Texas Property Code, all signs shall be approved by the Architectural Committee, and must be maintained in a manner acceptable to the Association. Political signs are allowed in accordance with Section 202.009 (or its successor provision) of the Texas Property Code. United States of America, State of Texas, and United States armed forces flags are allowed in accordance with Section 202.012 (or its successor provision) of the Texas Property Code.

Trash

Trash containers may be placed on the street the afternoon of the day before collection, and Owners must use all reasonable efforts to return the containers to their screened location by 9:00 a.m. the day after collection. Trash and garbage shall be placed in a covered, noiseless container. Use of the contracted trash removal company's container is encouraged and approved. Trash must be kept in a covered, noiseless container. Plastic bags may be used occasionally, but if plastic bags contain food garbage they may not be placed on the street overnight; they must be placed on the street on the day of collection. Owners shall use all reasonable efforts to clean up any trash strewn from trashcans or bags by no later than 10:00 a.m. on the next morning. If placing tree branches for collection, the tree branches must be bagged or bundled and tied together for ease of collection. Trash containers

must be screened from view. Containers shall be placed in enclosed spaces or, appropriately screened from view from the street or an adjacent property.

Noise

No exterior noise is acceptable at any time if it is offensive or detrimental to other Waterford on Lake Travis Section 1 or 2 residents. Excessive exterior noise is prohibited from 11:00 p.m. to 8:00 a.m. as such noise may be offensive or detrimental to other Waterford on Lake Travis Section 1 or 2 residents.

Gate Codes

Personal Gate Use: A personal gate code and two transmitters will be given to each Owner for their personal use. Guests should use the Waterford on Lake Travis’s kiosk directory to call Owners to gain access. A temporary gate code may be issued for a one-time event for attendees to use. Contact the Waterford on Lake Travis’s Gate Operations Committee for a temporary code. Temporary codes will be given to the contractors providing construction for the duration of construction projects on Residential Lots. Contact the Waterford on Lake Travis’s Gate Operations Committee for a temporary code. Gate codes may not be distributed for personal or commercial use other than for the reasons above.

Safety

Dog control: All dogs, when not on the Owner’s property, must be restrained by a leash or otherwise under the direct control of Owner.

Recreational Vehicles: All drivers are subject to the laws of the State of Texas. Owners are responsible for any damages caused by them, or their guests’ invitees’, or tenants’ vehicles.

The use of vehicles on walking trails is prohibited.

Parking: Cars may not be parked on the street overnight. Temporary street parking is allowed during the day. Cars parked on the street must remain on paved surfaces only. Cars may not park in the turn-around areas on Kingfisher Ridge Drive and Osprey Ridge Loop. Boats, trailers and recreational vehicles must be parked in a garage or otherwise screened from view.

Notifying the Travis County Sheriff’s Office

Police should be called if any incident or excessive noise from a property threatens the personal safety or the personal enjoyment of an Owner or their guests. The Board should be notified of any police action that involves violation of the Governing Documents. If it is a non-emergency, please dial: 512-974-0845 OPT #3. For emergencies dial 911.

Firewise Activity

Waterford on Lake Travis is a firewise community, and all property owners are encouraged to maintain their property in accordance with firewise guidelines. However, no firewise activities are authorized on unimproved lots or conservation easements without the prior written approval of the Fire Safety Committee, and all activities must be preformed in compliance with the guidance provided by a Committee member.

All capitalized terms used and not defined herein shall have the meanings given such term in the Master Declaration. To the extent any laws or regulations conflict with the provisions herein, the then-current laws and regulations shall govern.

EXECUTED this 14 day of December, 2017.

WOLT PROPERTY OWNERS ASSOCIATION II, INC., a
Texas non-profit corporation

By: Melissa Jones
Name: Melissa Jones
President

By: Andrea Tasset
Name: Andrea Tasset
Title: Secretary

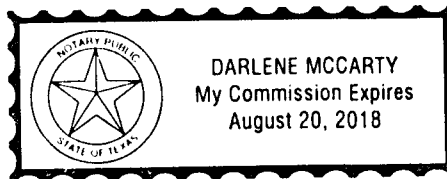
By: Eugene McClellan
Name: Eugene McClellan
Title: Treasurer

THE STATE OF TEXAS
COUNTY OF TRAVIS

BEFORE me, the undersigned authority, personally appeared Melissa Jones, Andrea Tasset, and Eugene McClellan, as President, Secretary, and Treasurer, respectively, of the WOLT Property Owners Association II, Inc., a Texas non-profit corporation, who executed the foregoing document in the capacity therein stated and for the purposes therein described.

Given under my hand and seal of office this 14 day of December, 2017.

Darlene McCarty
Notary Public, State of Texas



RETURN

WATERFORD ON LAKE TRAVIS POA II, INC
PO BOX 4604
LAGO VISTA TX 78645

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Dana DeBeauvoir

Jan 08, 2018 01:55 PM 2018003534

MINCEYM: \$34.00

Dana DeBeauvoir, County Clerk
Travis County TEXAS

Recorders Memorandum-At the time of recordation this instrument was found to be inadequate for the best reproduction, because of illegibility, carbon or photocopy, discolored paper, etc. All blockouts, additions and changes were present at the time the instrument was filed and recorded.