



SECOND AMENDMENT
to
RULES AND REGULATIONS
for
OWNERS ASSOCIATION OF WOLF RANCH RESIDENTIAL COMMUNITY, INC.

STATE OF TEXAS §
 §
COUNTY OF WILLIAMSON §

I, Duke Kerrigan, President of Owners Association of Wolf Ranch Residential Community, Inc. (the "Association"), do hereby certify that at a meeting of the Board of Directors of the Association (the "Board") duly called and held on the 11th day of November, 2021, with at least a quorum of the board members being present and remaining throughout, and being duly authorized to transact business, the following amendment was duly made and approved by a majority vote of the members of the Board:

RECITALS:

1. The Board of Directors of the Association ("Board") adopted and recorded the Rules and Regulations for Owners Association of Wolf Ranch Residential Community, Inc. ("Rules and Regulations") as Attachment 3 under the "Owners Association of Wolf Ranch Residential Community, Inc. Dedicatory Instrument Manual" recorded in the Official Public Records of Real Property of Williamson County, Texas under Clerk's File No. 2017113189.

2. The Rules and Regulations were amended by instrument entitled "First Amendment to Rules and Regulations for Owners Association of Wolf Ranch Residential Community, Inc." recorded in the Official Public Records of Real Property of Williamson County, Texas under Clerk's File No. 2019026925.

3. Pursuant to Article I of the Rules and Regulations, the Rules and Regulations may be amended by the Board at any time, and the Board desires to amend the Rules and Regulations.

NOW THEREFORE, the Board hereby amends the Rules and Regulations as follows, which will be binding on all Owners in the Association:

AMENDMENT:

1. Article I, Section 1.6(u), of the Rules and Regulations, entitled "Security Cameras", is amended and restated to read as follows:

(u) Security Measures. Before any security measure contemplated by Section 202.023(a) of the Texas Property Code ("Code") is constructed or otherwise erected on a Lot, an Architectural Control Committee application must be submitted to the Association and approved in writing in accordance with Section 1.10 of these

Regulations and Article XII of the Declaration. The following information must be included with the application:

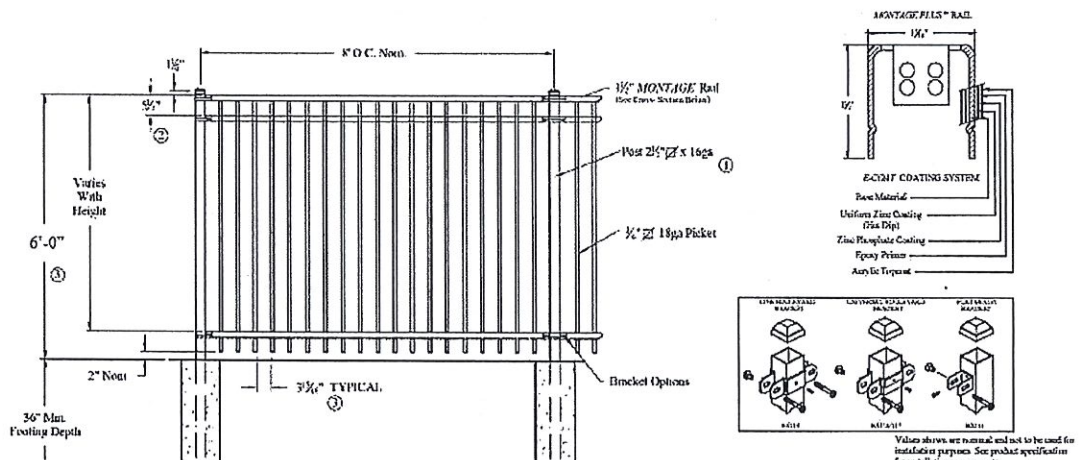
- a. Type of security measure;
- b. Location of proposed security measure;
- c. General purpose of proposed security measure; and
- d. Proposed construction plans and/or site plan.

(i) Type of Fencing. The Code authorizes the Association to regulate the type of security measure fencing that an Owner may install on a Lot.

a. The Association shall have the discretion to determine any types of prohibited security measure fencing.

b. The following types of security fencing are approvable:

- (i) All security measure fencing shall be metal fencing (either steel, wrought iron, or aluminum) measuring no more than six feet (6') in height. The Association shall have the discretion to approve any other type of metal security measure fencing.
- (ii) Security measure fencing shall consist of straight horizontal rails and straight vertical pickets and/or posts.
- (iii) All security measure fencing (including gates) shall be black.
- (iv) Security measure fencing shall be in compliance with Article II, Section J. of the Architectural Guidelines as to the "Wolf Ranch" Wrought Iron Fence depicted below.



<http://www.ameristarfence.com/residential-ornamental-wrought-iron-steel-fence-montage-plus>

RECORDERS MEMORANDUM
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 recordation.

- (v) Any driveway or pedestrian gates on security measure fencing must swing inward and related fence motors/equipment must be kept screened from view with evergreen shrubs or in such other manner approved in writing by the Association.
 - (vi) When security measure fencing meets a wood fence, the security measure fencing may not be attached to the wood fence. The security measure fencing shall be terminated with a three-inch (3") metal post (either steel, wrought iron, or aluminum) adjacent to the wood post/wood fencing.
 - (vii) Chain link, brick, concrete, barbed wire, vinyl, wood and stone security measure fencing is expressly prohibited and will not be approved by the ACC.
 - (viii) Placement of fencing must comply with Texas, Williamson County Regulations and Ordinances, if any.
- c. The Association shall have the discretion to determine any additional types of approvable security measure fencing.
- d. If the proposed security measure fencing is located on one or more shared Lot lines with adjacent Lot(s) ("Affected Lots"), all Owners of record of the Affected Lots must sign the Architectural application evidencing their consent to the security measure fencing before the requesting Owner ("Requesting Owner") submits the Architectural application to the Association. In the event that the Affected Lot Owner(s) refuse to sign the Architectural application as required by this section, the Affected Lot Owner(s) and Requesting Owner hereby acknowledge and agree that the Association shall have no obligation to participate in the resolution of any resulting dispute in accordance with this Policy.
- (ii) Burglar Bars and Security Screens. All burglar bars and security screens shall be black. Notwithstanding the foregoing, the Association shall have the discretion to approve another color for burglar bars and security screens if, in the sole and absolute discretion of the Association (subject to an appeal to the Board of Directors in the event of an Architectural Control Committee denial), the proposed color of the burglar bars or security screens complements the exterior color of the dwelling. All burglar bars must be comprised of straight horizontal cross-rails and straight vertical pickets. Decorative elements and embellishments (whether part of the original construction of the burglar bar or security screen or are add-on decorative elements/embellishments) of any type are prohibited on burglar bars and security screens.
 - (ii) Location. A security measure may be installed only on an Owner's Lot, and may not be located on, nor encroach on, another Lot, street

right-of-way, Association Common Area, or any other property owned or maintained by the Association. No fence shall be installed in any manner that would prevent someone from accessing property that they have a right to use/access.

(iii) Disputes; Disclaimer; Indemnity. Security measures, including but not limited to, security cameras and security lights shall not be permitted to be installed in a manner that the security measure is aimed/directed at an adjacent property which would result in an invasion of privacy, or cause a nuisance to a neighboring Owner or resident. In the event of a dispute between Owners or residents regarding security measure fencing, or a dispute between Owners or residents regarding the aim or direction of a security camera or security light, the Association shall have no obligation to participate in the resolution of the dispute. The dispute shall be resolved solely by and between the Owners or residents.

EACH OWNER AND OCCUPANT OF A LOT WITHIN THE PROPERTY ACKNOWLEDGES AND UNDERSTANDS THAT THE ASSOCIATION, INCLUDING ITS DIRECTORS, OFFICERS, MANAGERS, AGENTS, EMPLOYEES AND THE ARCHITECTURAL CONTROL COMMITTEE, ARE NOT INSURERS AND THAT EACH OWNER AND OCCUPANT OF ANY DWELLING AND/OR LOT THAT HAS A SECURITY MEASURE THAT HAS BEEN OR WILL BE INSTALLED PURSUANT TO THIS POLICY ASSUMES ALL RISKS FOR LOSS OR DAMAGE TO PERSONS, TO DWELLINGS AND IMPROVEMENTS AND TO THE CONTENTS OF DWELLINGS AND IMPROVEMENTS, AND FURTHER ACKNOWLEDGES THAT THE ASSOCIATION, INCLUDING ITS DIRECTORS, OFFICERS, MANAGERS, AGENTS, EMPLOYEES AND THE ARCHITECTURAL CONTROL COMMITTEE, HAVE MADE NO REPRESENTATIONS OR WARRANTIES NOR HAS ANY OWNER OR OCCUPANT RELIED UPON ANY REPRESENTATIONS OR WARRANTIES, EXPRESSED OR IMPLIED, INCLUDING ANY WARRANTY OF MERCHANTABILITY OR FITNESS FOR ANY PARTICULAR PURPOSE, RELATIVE TO ANY SECURITY MEASURE THAT MAY BE APPROVED BY THE ARCHITECTURAL CONTROL COMMITTEE PURSUANT TO THESE REGULATIONS.

OWNERS OF LOTS WITHIN THE PROPERTY HEREBY AGREE TO INDEMNIFY, PROTECT, HOLD HARMLESS, AND DEFEND (ON DEMAND) THE ASSOCIATION, INCLUDING ITS DIRECTORS, OFFICERS, MANAGERS, AGENTS, EMPLOYEES AND COMMITTEE MEMBERS COMPRISING THE ARCHITECTURAL CONTROL COMMITTEE (COLLECTIVELY REFERRED TO AS THE "INDEMNIFIED PARTIES") FROM AND AGAINST ALL CLAIMS (INCLUDING WITHOUT LIMITATION CLAIMS BROUGHT BY AN OWNER OR OCCUPANT) IF SUCH CLAIMS ARISE OUT OF OR RELATE TO A SECURITY MEASURE GOVERNED BY THIS POLICY. THIS COVENANT TO INDEMNIFY, HOLD HARMLESS, AND DEFEND INCLUDES (WITHOUT LIMITATION) CLAIMS CAUSED, OR ALLEGED TO BE CAUSED, IN WHOLE OR IN PART BY THE INDEMNIFIED

PARTIES' OWN NEGLIGENCE, REGARDLESS OF WHETHER SUCH NEGLIGENCE IS THE SOLE, JOINT, COMPARATIVE OR CONTRIBUTORY CAUSE OF ANY CLAIM.

2. Article I, Section 1.6(x), of the Rules and Regulations, entitled "Display of Religious Items", is amended and restated to read as follows:

(x) Display of Religious Items. Before a religious display contemplated by Section 202.018 of the Texas Property Code ("Code") is displayed or affixed on an Owner's or Occupant's property, an Architectural Control Committee application must be submitted to the Association and approved in writing in accordance with Section 1.10 of these Regulations and Article XII of the Declaration. The following information must be included with the application:

- a. Type and description of religious display;
- e. Site plan indicating the location of the proposed religious display with respect to any applicable building line, right-of-way, setback or easement on the owner's or resident's property.

Notwithstanding the foregoing, one or more religious items displayed or affixed on the entry of an Owner's or Occupant's dwelling, not exceeding twenty-five (25) square inches, shall not require Architectural Control Committee approval. All other religious displays shall require Architectural Control Committee approval as set forth above.

The display or affixing of a religious item on the Owner's or Occupant's property or dwelling is prohibited under the following circumstances:

- (i) The item threatens the public health or safety;
- (ii) The item violates a law other than a law prohibiting the display of religious speech;
- (iii) The item contains language, graphics or any display that is patently offensive to a passerby for reasons other than its religious content;
- (iv) The item is installed on property:
 - a. owned or maintained by the Association; or
 - b. owned in common by members of the Association.
- (v) The item violates any building line, right-of-way, setback or easement that applies to the religious item pursuant to a law or the Association's dedicatory instruments; or

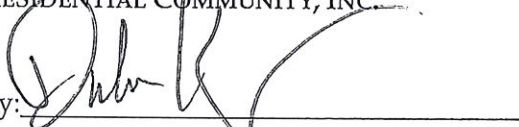
- (vi) The item is attached to a traffic control device, street lamp, fire hydrant or utility sign, pole or fixture.

All other provisions of the Rules and Regulations of the Association, as amended, remain in full force and effect.

I hereby certify that I am the duly elected, qualified and acting President of the Association and that the foregoing Amendment was approved by not less than a majority vote of the Board as set forth above and now appears in the books and records of the Association, to be effective upon recording in the Official Public Records of Real Property Williamson County, Texas.

TO CERTIFY which witness my hand this the 11th day of November, 2021.

OWNERS ASSOCIATION OF WOLF RANCH
RESIDENTIAL COMMUNITY, INC.

By: 

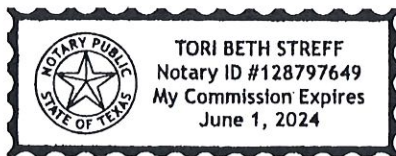
Printed: DUKE KERRIGAN

Its: President

THE STATE OF TEXAS §
 §
COUNTY OF Williamson §

BEFORE ME, the undersigned notary public, on this 11th day of November, 2021 personally appeared Duke Kerrigan, President of Owners Association of Wolf Ranch Residential Community, Inc., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that s/he executed the same for the purpose and in the capacity therein expressed.


Notary Public in and for the State of Texas



FILED AND RECORDED
OFFICIAL PUBLIC RECORDS 2021183425

REST Fee: \$50.00
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Nancy E. Rister, County Clerk
Williamson County, Texas

② Hillwood Communities-Wolf Ranch
129 Canyonview Rd
Georgetown, TX 78628