



**FIRST AMENDMENT TO
RULES AND REGULATIONS
FOR
OWNERS ASSOCIATION OF
WOLF RANCH RESIDENTIAL COMMUNITY, INC.**

This First Amendment to Rules and Regulations for Owners Association of Wolf Ranch Residential Community, Inc. ("First Amendment") is made and entered into by Owners Association of Wolf Ranch Community, Inc., a Texas non-profit corporation (the "Association").

WHEREAS, H4 WR, LP, a Texas limited partnership, established that certain Declaration of Covenants, Conditions and Restrictions for Wolf Ranch Residential Community recorded as Instrument No. 2015102163 in the Real Property Records of the Williamson County, Texas, as may be amended and supplemented from time to time ("Declaration").

WHEREAS, pursuant to the Declaration, the board of directors of the Association established certain rules, regulations, and procedures pursuant to that certain Rules and Regulations for Owners Association of Wolf Ranch Residential Community, Inc. dated effective November 14, 2016, as the same may be amended from time to time (the "Rules and Regulations").

WHEREAS, the Board of Directors of the Association desires to amend the Rules and Regulations as provided herein. Pursuant to Section 1.14(d) of the Rules and Regulations, the Board of Directors of the Association may make amendments to the Rules and Regulations during the Declarant Control Period (as defined in the Declaration). The Board of Directors of the Association has approved the content of this First Amendment by unanimous written consent.

NOW, THEREFORE, the Association hereby amends the Rules and Regulations as follows:

1. Section 1.5(a) of the Rules and Regulations is hereby deleted in its entirety and replaced with the following:

*“Leasing of Residences. Each Owner may lease its Residence; **provided, however all leases must be for a minimum of 30 days, and a copy of the lease provided to the Association.**”*

2. The following sentence is hereby added to the end of Section 1.11(b) of the Rules and Regulations:

“While RV’s and boats are prohibited from being stored on property a courtesy period will be offered for loading and unloading purposes of no more than 24 hours.”

3. The following sentence is hereby added to the end of Section 1.11(e) of the Rules and Regulations:

“Parking along a slip street is only allowed to the extent that ingress and egress to all other private driveways located along the slip street remain unobstructed.”

4. Miscellaneous.

- (a) Capitalized terms not otherwise defined herein shall have the same meanings as in the Rules and Regulations.

- (b) In all other respects, the terms of the Rules and Regulations remain unchanged and in full force and effect.

- (c) In the event of any conflict between the meaning of any provision of this First Amendment and any provision of the Rules and Regulations, the provisions of this First Amendment shall control.

[Remainder of Page Intentionally Left Blank]

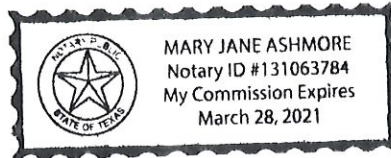
IN WITNESS WHEREOF, the Association has caused the First Amendment to Rules and Regulations to be executed and effective as of the 28th day of January, 2019.

ASSOCIATION:

OWNERS ASSOCIATION OF WOLF RANCH RESIDENTIAL COMMUNITY, INC.

By: *Duke Kerrigan*
Name: *Duke Kerrigan*
Title: President Wolf Ranch

THE STATE OF TEXAS §
 §
COUNTY OF ~~DALLAS~~ §
Williamson



This instrument was acknowledged before me on the *28* day of *January*, 2019, by *Duke Kerrigan* ~~Director~~ and Secretary of the Board of Directors of OWNERS ASSOCIATION OF WOLF RANCH RESIDENTIAL COMMUNITY, INC., a Texas nonprofit corporation, on behalf of said corporation.

Mary Jane Ashmore
Notary Public - State of Texas

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS 2019026925

REST Fee: \$29.00
04/01/2019 03:23 PM OSALINAS



Nancy E. Rister
Nancy E. Rister, County Clerk
Williamson County, Texas

① Hillwood Communities-Wolf Ranch
129 Canyonview Rd
Georgetown, TX 78628