



OTHER
4 PGS

2006113098

4

SCANNED

STATE OF TEXAS

COUNTY OF TRAVIS

**RULES AND REGULATIONS
BRATTON HILL OWNERS' ASSOCIATION, INC.**

The Master Declaration of Covenants, Conditions and Restrictions for Bratton Hill Owners' Association, Inc. was filed and recorded in Volume 12898, Page 1111, of the Real Public Records of Travis County, Texas.

The attached Rules and Regulations (Exhibit A) were adopted by the board and are hereby filed of record.

Executed this 15th day of June, 2006.

Bratton Hill Owners' Association, Inc.

By: Niemann & Niemann, LLP
Attorneys and authorized agents

By: *[Signature]*

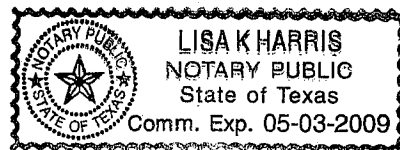
STATE OF TEXAS
COUNTY OF TRAVIS

This instrument was acknowledged before me on the 15th day of June, 2006 by Connie N. Henry in the capacity stated above. *[Signature]*

Notary Public, State of Texas

Exhibit A: Rules and Regulations

After recording, please return to:
Niemann & Niemann, L.L.P.
Attorneys At Law
Westgate Building, Suite 313
1122 Colorado Street
Austin, Texas 78701



Rules and Regulations:
Bratton Hill Owners Association, Inc.

The Bratton Hill Master Declaration of Covenants, Conditions and Restrictions was recorded in Vol. 12898, Page 1111, of the Real Property Records of Travis County, Texas, (together with all subsequent amendments, the "Declaration") and gives the board of directors of Bratton Hill Owners Association, Inc. the power to adopt rules governing the property described in the Declaration. The Board has adopted the following rules:

Section 1. **Suspension of Privileges/Fines.** In the event of a violation of the Declaration, Bylaws, or any rules and regulations of the Association, the Board of Directors, acting on behalf of the Association, in addition to any other remedies provided by the Declaration, Bylaws, or rules and regulations and remedies available pursuant to State statute or other law, may

- (1) suspend an Owner's voting privileges in the Association as a Owner, as further provided in the Declaration and Bylaws;
- (2) record a notice of non-compliance encumbering the Lot;
- (3) levy a damage assessment against a Lot for damages caused by Owners' actions in violation of the Declaration, Bylaws, or Rules;
- (4) levy late fees, collection costs and/or deed restriction enforcement costs (including attorneys fees) against a Lot, and
- (5) assess a fine against the Lot Owner and Lot for the violation of Owner, his tenants, occupants, or guests.

The Association must comply with any notice requirements of state law. Owners are responsible for all violations of their occupants, tenants, guests, agents and invitees.

Any amounts charged to an Owner under these procedures may be collected in the same manner as regular assessments under the Declaration, including lien and foreclosure rights to the extent permitted by law.

It is the owners' responsibility to notify the association, in writing, when a violation has been cured so as to stop any fines from being assessed. Fines may continue to be assessed until the association receives this notice from the owner.

Section 2. **Attorneys Fees.** The Association may assess reasonable attorneys fees to an Owner's account for nonpayment of amounts due or other violations of the Declaration, Bylaws, or rules.

Section 3. **Non Waiver.** The failure of the Association to enforce any provisions of the Declaration, Bylaws, rules, or procedures shall not constitute a waiver of the right to enforce the same thereafter. All remedies in the Declaration, Bylaws, and rules are cumulative and not exclusive.

Section 4. **Payments.** The Association in its discretion and without notice to the Owner may apply amounts received from Owners to non-assessment items or other amounts due and

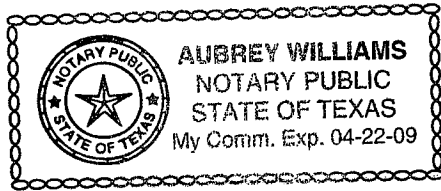
owing the association regardless of Owners' notations on checks or otherwise. Association may at any time without notice require payments to be made in cash or certified funds.

SCANNED

Section 5. Leasing.

Required background checks on all occupants. Prior to leasing to anyone or allowing anyone except the Owner or his family to occupy the Owner's dwelling, an Owner must exercise due diligence not to lease or allow occupancy to a person who has a conviction or deferred adjudication history of any crime that may pose a serious potential risk of injury to other residents. This includes (but is not limited to) such crimes as rape, molestation, sexual assault, indecent exposure, indecency with a child, kidnapping, or arson. It is the Owner's responsibility to determine the best way to exercise that due diligence. As a part of Owners' due diligence, Owners must obtain a report based on Texas Department of Public Safety criminal records, as well as taking any other actions needed to prudently screen your prospective tenants and occupants for criminal history. (Criminal reports may be purchased from the DPS website at www.txdps.state.tx.us). Owners must provide proof of such screening upon request of the Board of Directors. Owners failing to perform pre-screening of all tenants and occupants will be subject to automatic fines. If an Owner, at the time of adoption of this rule, is currently leasing to a tenant or occupants with a criminal history as described above, the Owner must terminate the tenant or occupant's occupancy at the earliest time allowed under the lease. Upon request, the Owner must provide the Association a copy of any lease in existence at the time of adoption of this rule.

Notice to Association when Leasing. All owners leasing their property (or otherwise not living at their property and allowing others to do so) must provide the association the name and contact information of all occupants. Owners leasing their property must provide this notice no later than 10 days after the effective date of the lease.



Bratton Hill Owners Association, Inc.

By: [Signature]

Title: PRESIDENT HOA BOARD

STATE OF TEXAS
COUNTY OF TRAVIS

This instrument was acknowledged before me on June 10th 2006 by Rafael A Planos

[Signature]

Notary Public for the State of Texas
Printed name of notary Aubrey Williams
My commission expires 04/22/09

After recording, please return to:
Niemann & Niemann, L.L.P.
1122 Colorado St., Suite 313
Austin, Texas 78701

SCANNED

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Dana DeBeauvoir

2006 Jun 16 11:20 AM 2006113098

CLARKMM \$28.00

DANA DEBEAUVOIR COUNTY CLERK

TRAVIS COUNTY TEXAS