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**AMENDED DESIGN AND CONSTRUCTION
RULES AND STANDARDS
FOR WATERFORD ON LAKE TRAVIS,
SECTIONS 3, 4, 5, and 6**

I. DEVELOPMENT OBJECTIVES

Aesthetic and ecological quality of *Waterford on Lake Travis, Sections 3, 4, 5, and 6*, (hereinafter referred to as the "*Subdivision*") require that all structures and landscaping be compatible with one another, and as far as possible, be in harmony with the natural surroundings. To achieve this goal the following *Rules and Standards* have been amended and adopted by the Architectural Committee, and may, from time to time, be further amended:

Architectural controls governing new construction or additions and alterations at the Subdivision are administered by an *Architectural Committee*, (hereinafter referred to as the "*Committee*"), which is appointed by the *Board of Directors of the WF Property Owners Association, Inc* (hereinafter referred to as the "*Association*"). The goal of this Committee is to encourage construction of homes of good architectural design, quality, and proper size compatible with the area. Architectural style may vary consistent with maintaining a highly compatible appearance throughout the Subdivision. Vivid color, bright metal fascia, and radically different styles will not be permitted. All styles and exterior colors must be approved by the Committee. Homes should be planned and designed with particular attention to design and aesthetic appearance of the exterior and the use of such materials as will, in the judgment of the Committee, create an attractive and harmonious blend with existing homes and the natural surroundings. The Committee may disapprove the construction or design of a home on purely aesthetic grounds, where, in its judgment, such disapproval is necessary to protect the continuity of design or values of the neighborhood and of other homeowners. Prior decisions or rules regarding matters of design or aesthetics will not be deemed to have set a precedent, if the Committee feels that the repetition of such actions will have any adverse effect.

II. ADOPTION OF RULES AND STANDARDS

The following Rules and Standards are adopted pursuant to provisions of the *Subdivision's Master Declaration. Terms* not defined herein shall have the meaning given to them in the *Master Declaration*.

III. ADMINISTRATIVE PROCEDURES

The Committee may establish, and from time to time amend, its administrative procedures. In general, the procedure will be as follows:

- A. If deemed feasible and practical by the Committee, adjoining property Owners may be notified prior to the meeting of the Architectural Committee when a plan is to be submitted
- B. Interested property Owners may submit comments on any plans, and plans can be inspected by contacting the secretary of the Committee.
- C. Architectural Committee will meet regularly in public meetings.

IV. SUBMITTAL AND APPROVAL PROCEDURE

Architectural Committee Rules and Standards and the Master Declaration require that all proposed new construction, additional construction, remodeling, improvement, fencing, landscaping change, including exterior painting, and other improvement of private areas be approved by the Committee before work of any kind is begun. The procedure will be as follows:

- A. *Submittals*. Drawings and specifications for any proposed new construction, additional construction, remodeling, improvement, fencing, landscaping, change or

other improvement will be submitted in triplicate to the Committee through the secretary *Plans must be submitted to the secretary at least two (2) weeks prior to the next Committee meeting.*

- B. ***Preliminary Design submittals*** Review of preliminary submittals by the Committee will be of an advisory nature; therefore, such submittals may consist of informal presentations. In order, however, that the Committee may give just consideration to the proposed work, it is recommended that preliminary submittals adequately describe the site plans, floor plans, and exterior character of the proposed structure. Preliminary submittals will be in duplicate. Favorable review of ***“preliminary submittals”*** by the Committee will neither imply nor guarantee acceptance of ***“final design submittals”***.
- C. ***Final Design submittals.*** Final design submittals will constitute the only basis for conclusive action by the Committee, and must adequately reflect to the Committee true design quality of the proposed work Final designs must be prepared by a registered architect Design of each home should consider size, shape and topography of the specific lot proposed for the building site Final plans will be submitted in triplicate Upon review of "final design" plans, the Owner or applicant will be notified in writing of Committee action. When the approval is given, both the ***Owner's (Exhibit 1)*** and ***General Contractor's (Exhibit “2”)*** signed ***“Intent of compliance statement”***, will be required.
- D. Upon approval of final submittals, construction may begin
- E. To the extent required, by acceptance of ***City of Lago Vista and/or Travis County*** building permits and/or the Committee's final design approval the Owner and Builder assures the Committee that construction of an approved residence will start within ***three (3) months***, and be completed within ***one (1) year*** from date of start of construction. Completion time may be adjusted by the Architectural Committee for complexity of a project.

- F Exterior of the residence will be constructed in accordance with plans as approved by the Committee. Fines and/or revocation of approval of final submittals may be levied by the Architectural Committee for noncompliance Any exterior changes, after final plan approval by the Committee, must be approved prior to any construction of those changes

V. **FINAL DESIGN SUBMITTAL REQUIREMENTS**

The following is a listing of items that must be submitted to insure expeditious approval. Plans not in compliance with this listing will not be placed on the Architectural Committee agenda:

A. **GENERAL**

1. Submit complete digital construction document set (pdf) via e-mail with original signature of architect on every page.
2. Owner's name, address and phone number.
3. Architect's name, address and phone number.
4. General Contractor's name, address, office phone number and job-site phone number.
5. Specifications.

B. **TOPOGRAPHIC MAP**

Surveyor certified/sealed topographic map, of the specific proposed building site based on an on-ground survey, at no more than *two-foot (2)* intervals.

C. **SITE PLAN**

1. Scale 1"-10'

2. Legal Description, Lot/Section and Street Address
3. Building location on the proposed building site. Note Much consideration will be given to the relationship of the pad site with the pad sites of adjacent lots, improved and/or proposed, regarding each pad site's Lake Travis water views
 - a. No detached buildings are permitted except gazebos, patios, decks, garages as approved by ACC.
 - b. Dimension in two places from lot line to building overhang.
 - c. Except on corner lots, no garage will open toward any street and garages on corner lots will open toward the secondary street.
4. **Existing easements** obtained from recorded subdivision plat.
5. **Building setback lines:**
 - a. Front - As shown on the latest recorded plat, from time to time.
Definition of Front - (Line common with road right-of- way or private road easement).
 - b. Side - Subject to lots being consolidated into a single building site, all buildings shall have a minimum side lot setback of five (5) feet for each side lot line
 - c. Rear - As shown on the latest recorded plat, from time to time.
 - d. Measurement
Compliance with building setback requirements will be determined by measurement of the distance from property lines of the lot to the closest building extremity, including overhangs, gables, chimneys, or other portions of the building or structure being affected by such measurement.
6. **Existing vegetation**
 - a. Show existing native hardwoods with an eight-inch (8") diameter thirty inches (30") from grade to be removed.
 - b. Permission is required to remove a tree with an eight, inch (8") diameter thirty inches (30") from grade

7. ***Yard Lights***

Yard lights or any other light which may cause a nuisance to other property Owners shall not be permitted.

8 ***Drainage***

- a. Ultimate responsibility for drainage rests with the Owner, his General Contractor and his Architect.
- b. Because of the rolling, undulating nature of the terrain, which in many instances is quite sloped, the builder must insure that grading of the property and installation of any and all necessary culverts, swales, or French drains will divert the natural flow of excessive precipitation into the proper drainage channels and not onto adjacent properties or directly into the lake.
- c. All walkways and driveways must have a culvert sized in accordance with the approved subdivision drainage study, which will permit free flow of storm water. Culvert headwalls shall be constructed of rock.
- d. Plans that include a circular drive will extend the correctly sized culvert from the outside of one drive to the outside of the second drive. Center area will be landscaped, with a swale for surface run-off, if necessary. See Section VI. _____ (?).
- e. Treatment of storm water ditches adjacent to the building site will be delineated on the site plan and be constructed prior to the Certificate of Occupancy being issued.

The following criteria will be met:

Water must flow from upstream property line to downstream property line,

The size of the ditch, if one is required, will be in accordance with the approved subdivision drainage study; and,

Edge of pavement of street to be a minimum of 3" higher than the street side wall of ditch

- f. All construction, including landscaping, in street rights-of-way must be approved by the Architectural Committee on behalf of the Association.

9. ***Sidewalks and Driveways***

- a. Sidewalks parallel to streets are not consistent with the overall design of the Subdivision, and therefore, will not be constructed along the rights-of-way of private streets within the Subdivision.
- b. All other sidewalks and driveways must be pea gravel concrete, stone, pave or concrete with a pattern or color such as rock salt finish)

10. ***Paths, Walkways, Steps and Handrails***

All paths, walkways and steps will be pea gravel, stone, pave or concrete with a pattern or color (rock salt concrete acceptable). All handrails will be wrought iron or to match fencing approved for house.

11. ***Garages***

- a. Except on corner lots, no garage doors will open toward any street and garage doors on corner lots will open toward the secondary street.
- b. A two-car attached, or detached garage is required, minimum interior size is twenty-foot ten inches (20'10") wide, and twenty-one foot ten inches (21'10") long.
- c. Boats, trailers, recreational vehicles, and similar vehicles will be stored in an enclosed garage and not be exposed to view.
- d. Garage doors are to be overhead type of solid wood or metal Only upper 'transom' windows allowed as approved by ACC on case by case basis.

- e. Garage openers are required.
- f. Garages to have finished interior walls.
- g. Carports will be prohibited in all areas.
- h. Parking of vehicles on any street overnight is prohibited

12. ***Propane Tanks***

The Subdivision is designed as an all-electric development. Thus, propane tanks will only be allowed if appropriately screened from view with materials to match the house, or placed out of view below the ground.

13. ***Air Conditioning Equipment***

Location and screening of A/C equipment. Equipment will be screened with materials to match the house.

14. ***Trash Receptacles***

Location and screening of trash receptacle Receptacle will be screened with material to match the house. Trash receptacle storage in garage is preferable.

15. ***Silt Fence***

Location of the silt fence: See section ***VI, B***, Site Preparation.

16. ***Square Footage of Interior Air-conditioned Space and Masonry***

- a. Required minimum interior air-conditioned space square footage requirements for specific building sites shall be 2,500 square feet.

- b. The masonry requirement for improvements is Eighty (80%), and the Committee will not accept any elevation that is predominately siding. Masonry includes brick, stone, stucco, and other masonry. Premium masonry composite siding will be considered and allowed on a case by case basis as approved by the ACC
- c. Planned square footage and proposed brick, stone, stucco, etc square footages and percentages will appear on the site plan and exterior elevations presented to the Committee.

c **FOUNDATION PLAN**

- 1 Plans will include beam layout and details.
- 2. All foundations will be designed by a Texas registered engineer.
- 3. Exposed house foundation will not extend above the finished grade more than eighteen inches (18") on the front of the house and twenty-four inches (24") for the remainder, unless covered by a deck or deck surround. Exposed deck, fence, etc., foundation will not extend above the finished grade more than four inches on the front of the house and forty-eight inches (48") for the remainder.
- 4 Exterior vertical surface between decks, porches and grade will be masonry to match the house.

d. **ELEVATION PLAN**

- 1. Will include front, rear, and both side elevations
- 2. Minimum percent of exterior vertical surface that will be masonry is delineated in section V,C, 16, b and c.
- 3. Exterior finishes considered appropriate are native stone, brick, stucco, wood, or masonry composite siding (as approved by ACC on a case by case basis). Samples will be provided via e-mail for approval. Actual

samples will be provided on site for final owner/ACC review and approval

4. All exterior vertical wood or wood siding including stairs and handrails will be painted or stained except redwood or other approved woods
5. Ridge elevation. Maximum height of proposed structure will not exceed thirty-two feet (32') above finished slab.
6. Existing grade elevation at highest ridgeline.
7. Slab elevation at highest ridgeline.
8. Roof constructed of clay or concrete tile, or metal.
9. Roof vents and other penetrations will be as unobtrusive as possible.
10. Low profile roof ventilators will be used.
11. All chimneys will be clad in masonry of the same type used on the exterior walls.
12. Solar collectors may be installed if they do not create glare to adjoining homes or detract from the design of the structure.
13. Exterior television, radio or signal receiving/transmitting device can be erected, after site approval by the Architectural Committee

e. **FLOOR PLANS**

1. To include plumbing, electrical and HVAC layout.
2. To include layout of pre-wired security system, compatible with and connected to the entry gate system of the subdivision and/or surrounding area if so gated (where applicable); capable of alerting for fire, medical, and intrusion emergencies.

f. **STRUCTURAL PLANS**

1. Will include cross section of wall construction details.
2. Roof plan or truss specification. Provide layout plan details of rafters, joists, beams and/or trusses.

3. Second floor framing or truss details. Provide layout plan details of joists, trusses, and beams

g. COLOR BOARD to be submitted via e-mail

1. Will include paint sample chips or chart showing exterior and trim color.
2. Roofing material sample.
3. Masonry sample.

I LANDSCAPING PLAN

1. Landscaping plan will be drawn on a copy of previously approved site plan
2. A landscaping plan will be submitted to the Committee via e-mail, and approved prior to the issuance of the Certificate of Occupancy. All planting and other improvements provided for in such plan will be constructed, planted or installed within ninety (90) days of the completion of the residence unless an extension is granted by the Committee
3. All construction, including landscaping, in Street rights-of-way must be approved by the Architectural Committee.
4. A landscaping plan that utilizes rock or crushed rock as a predominate element will not be accepted
5. Silt fences elsewhere required by these Rules, will remain in place and be properly maintained until the landscape inspection has been successfully completed
6. Following is a list of items that will be submitted in the landscaping plan:
 - a. Existing plants which are to remain.
 - b. New plants will be identified by common name, plant size and mature size.

- c. No more than 60% of the lot, forward of the street-facing facade of the house, may be impervious cover. The remainder will be sodded grass or beds. Raised beds bordered with masonry to match the house are encouraged.
- d. Sprinkler systems will be required for the front yard, as needed for planting.
- e. New walks, retaining walls, etc., will be identified by material and dimensions including height above finished grade.
- f. Exposed slab on street-facing facade will be planted, with minimum of five (5) gallon plants spaced to cover exposed slab in a maximum of two (2) years.

J. POOL PLAN

- 1. Pool plan will be drawn on a copy of previously approved site plan, with specific indications of distances from water containing basin and surrounding slab and walkways to lot-lines.
- 2. Pool Location
The water containing basin will not encroach on any easements. This may not necessarily apply to surrounding slab and walkways.
- 3. Pool Equipment
Equipment will be screened with material to match the house.
- 4. Backwash Filter system
For pools containing backwash filtering system, drainage detention or route to storm water collection system of backwash will be shown. Backwash is not permitted to be discharged into the sanitary sewer system or into Lake Travis.

K. FENCE PLAN

- 1. Fence plan will be drawn on a previously approved site plan.
- 2. Elevation

- a. Elevation of one section
- b. All masonry, all wrought-iron, or masonry columns with wrought-iron infill.
- c. Maximum height offence is six (6) feet.

L. PRIVATE BOAT DOCKS

- 1 Private boat docks will be allowed.

IV SITE PREPARATION

At the time of final submittal, the builder may be required to put up a string line on the lot showing the placement and footprint of the proposed plan and marking the trees to be removed. It is not intended that any trees be cut down in accomplishing this requirement.

A. LOT PERIMETER

At the time of final design submittal, the lot boundary excluding the street side will be fenced using Burke safety Fence or an approved equivalent. This fence will remain in place during the duration of the project.

B. SILT FENCE

Prior to starting construction, a silt fence as delineated on the site plan will be installed, and maintained throughout construction and landscaping.

C. PORTABLE CHEMICAL TOILET

Prior to starting construction; a portable chemical toilet will be in place and removed when construction is complete.

D DUMPSTER

1. Prior to starting construction, a metal dumpster will be in place and must be removed when construction is complete. It will be the general contractor's responsibility to collect all trash and have a clean and orderly construction site, at the conclusion of each day's activities.
2. No dumping or burning is permitted within the Subdivision.

VII INSPECTIONS

- A. **GENERAL.** All construction or work for which approval is required, if any, will be subject to inspection by the City of Austin or the County of Travis, and if no such inspections are required, inspections will be conducted by a licensed independent third-party inspector (as the case may be, the "inspector(s)"). Inspections may also be conducted by the Architectural Committee or its designated representative, in its sole discretion.
- B. **INSPECTION RECORD CARD.** No work requiring approval will be commenced until the general contractor will have posted an inspection record card in a conspicuous place on the front premises and is in such a position as to allow the inspector(s) to conveniently make the required entries thereon regarding inspection of work. This card will be maintained in such a position by the general contractor until the work is complete, and thereafter, will be completed and retained by the general contractor
- C. **APPROVAL REQUIRED** No work will be done on any part of the building or structure beyond the point authorized in each successive inspection without first obtaining written approval of the inspector(s). Such written approval will be given only after an inspection will have been made of each successive step in the

construction as indicated in subsection D, below. There will be a final inspection and approval of all buildings or structures by the inspector(s).

D. REQUIRED INSPECTIONS FOR NEW CONSTRUCTION.

1. The following inspections will be required. The inspections are required to be performed by a licensed, independent third-party inspector, and contracting and payment for these inspections are the responsibility of the builder. Builder shall provide reasonable notice to the Committee for inspection dates. Any inspections required are at the builder's expense, payable to the designated inspection company. A copy of the third-party inspection report will be given to the Architectural Committee within seven (7) days of the inspection. In addition, the Architectural Committee or its designated inspector may inspect upon at any time during construction.

2. New construction and additions (any modification of an existing structure which increases the structure's footprint of the structure or modifies the exterior appearance).

a First Inspection:

Plumbing Rough Drain, waste, vents and supports are in -place, tests run and ready to be verified. All pipes to be exposed for visual inspection.

b Second Inspection:

Plumbing Waste Lines: Copper water lines in place and protected from dissimilar metals and where it penetrates concrete. Hot water line insulated and cold-water line sleeved. Water test to minimum 100 psi.

c. Third Inspection:

Electrical Rough: All wiring, boxes, load centers (service and subpanels), service lines in trenches and all work which is to be covered is in place and open for inspection.

d. **Fourth Inspection:**

Foundation: Forms erected and braced, beams excavated, reinforcement in place, all drops, block-outs or slab elevation changes in place. Lowest slab elevation checked

e. **Fifth Inspection:**

Framing: Roof dried-in and materials loaded, all framing, Fire-blocking and bracing are in place. Height elevation checked.

f. **Sixth Inspection:**

Plumbing Top Out: All pipes are in place, supports connected, meter location, vent takeoffs, roof flashing and boots, water heater location, and trap arms are completed. Copper pressurized to 100 psi and P.V.C. filled with water

g. **Seventh Inspection:**

Mechanical Final: All equipment has been installed and ready for use, including dryer vents, stove hoods, furnace vents, water heater vents and all supply and return air grilles. Air conditioner units screened with masonry.

Electrical Final: All fixtures, switches, receptacles, cover plates, grounds, and appliances are installed and meter loop in place.

Security System Final: system tested and ready for use.

Gas systems: Systems tested, equipment and appliances connected and ready for use. Propane tank screened with masonry.

Plumbing Final: All valves and fixtures are installed, and all vents completed. Water system tested. Sewer connected and yard line inspected.

Building Final: Building final inspection satisfactorily completed and ready for occupancy.

E REQUIRED INSPECTIONS SWIMMING POOLS, IN-GROUND SPAS AND HOTTUBS

The Rough-In and Final Inspections are required to be performed by a licensed, independent third-party inspector, and contracting and payment for these inspections are the responsibility of the pool/spa/hot-tub builder. Builder to provide reasonable notice to the Committee for inspection dates. A copy of the third-party inspection report will be given to the Architectural Committee within seven (7) days of the inspection. These inspections must be expressly passed without reservation.

1. **Plan approval by Architectural Committee.** A swimming pool, spa or hot tub submittal will include plans for equipment screening (including propane tanks) and all related structures, such as decks and patios.
2. **Layout:** All property corner pins to be located to verify improvements will be within the setback lines
3. **Rough-in Inspections:** All pipes in place and tested. All wiring, boxes, load centers (service and subpanels) and all work which is to be covered is in place
4. **Final Inspections:** All equipment installed and ready for use. All fixtures, switches, receptacles, grounds, and appliances installed and

meter loop in place. Gas system tested and equipment is connected and ready for use. All plumbing fixtures are installed, and water tested All decking and screening completed. Final inspection approval will not be given until all necessary screening and related structures are complete in accordance with approved plans and appropriate codes.

F. REQUIRED LANDSCAPING INSPECTIONS

A one-time inspection will be conducted by a licensed, independent third-party inspector to insure landscaping has been completed in accordance with previously submitted plans, or an agreed upon segment of a phased landscape plan has been completed.

G. REQUIRED FENCE INSPECTIONS

Upon final completion

H. OTHER INSPECTIONS

In addition to the required inspections specified above, any Architectural Committee member may make or require to be made any other necessary inspections on any construction work to ascertain compliance with the provisions of these Rules and Standards

VIII. CERTIFICATE OF OCCUPANCY

No residence will be occupied or used until the appropriate governmental authority has issued a certificate of occupancy to the Owner, and/or all improvements have passed all final inspections.

IX. FEES

A. *A non-refundable fee of \$400.00, payable to "WF Property Owners Association, Inc." shall be paid and held in escrow until:*

1. Construction is in full and complete compliance with those plans approved by the Architectural Committee. Non-compliance with approved plans can result in the Committee remedying the non-compliance and levying a lien upon the land and improvement until reimbursed for its expenses.
2. Any damage to adjacent lots, street, common area or public utilities, which shall include cable television and telephone lines, has been resolved.
3. Trash, building materials, contractor's equipment or temporary buildings have been removed from the lot, or adjacent lots.
4. The residence is complete
5. A \$25.00 will be charged for each subsequent inspection if any one of the above is found unsatisfactory on the initial inspection.

B. **FEE SCHEDULE:**

Description	Fee
New Construction (hourly not to exceed amount): (Including: Preliminary reviews, Swimming Pool, Spa & Fence, if done at time of house construction)	Hourly not to exceed \$2,000.00
Variance:	\$500.00
Addition:	\$1,000.00
Swimming Pool and Spa	\$400.00
Landscaping	\$400.00
Fence:	\$400.00
Driveways, Sidewalks, and Flatwork:	\$400.00

C. **FINES**

1. The Architectural Committee may levy fines for violations of the Rules and Standards of the Subdivision, and its decision shall be final
2. A violation will be considered a separate offense for each and every day the violation is permitted to remain uncorrected.
3. Fines will be deducted from the refundable deposits.

X. **MISCELLANEOUS**

A. **CONSTRUCTION SIGNS**

Builders may display "for sale" and "for lease" signage, as well as reasonable builder identification signage.

B. **RENEWAL OF PLAN APPROVAL**

Architectural Committee's approval of plans is valid for fifteen (15) months. If construction is not completed within that timeframe, plans must be re-submitted.

C. **BUILDING CODES USED**

The most current applicable state and local governmental ordinances and the *Texas Residential Construction Commission* codes by governing authorities as amended from time to time.

XI. **VARIANCES**

- A. To consider a variance, the Owner must obtain the written approval for the desired change from the Architectural Committee. Variances will be considered only where conditions exist on a lot or lots that would impose an extreme hardship on the Owner if strict enforcement of these Rules and Standards were imposed, The Architectural Committee may grant

variances to the Rules and Standards so long as the spirit of the Rules is upheld

- B. All variances must be evidenced in writing and must be signed by at least a majority of all the members of the Committee.
- C. All variances must be specifically approved prior to construction of any improvements.
- D. Any variance granted but not utilized within six months of the date of issuance will be void.
- E. Any variance granted pursuant to the foregoing paragraph is a variance only from these Rules and Standards. A variance from the Master Declaration must be obtained pursuant to Paragraph 8. 10, of the Master Declaration.

XII. **DISCLAIMER**

The foregoing Rules and Standards have been adopted to assist the Architectural Committee in exercising its powers and performing its duties pursuant to the Master Declaration. Compliance with these Rules and Standards is not intended to guarantee that the proposed improvements will satisfy all the requirements of the Master Declaration, or that the proposed improvements will be structurally sound, or that they will comply with any applicable building code, or that they will be free from damage from wind, rain or flood, or that they will not encroach on easements, or that they will not divert surface water in a manner not allowed by law, or that they will be free from defects or habitable.

In giving any approval the Committee finds only that the improvements are satisfactory to it. Approval of the Committee is not an opinion, approval, warranty, or representation by it as to the improvements constructed in the Subdivision.

These Amended Design and Construction Rules and Standards for Waterford on Lake Travis, Sections 3, 4, 5, and 6, were adopted by the Architectural Committee on the 20 day of May, 2019.

WF PROPERTY OWNERS ASSOCIATION, INC.
Architectural Committee

By: _____
(Signature)

Its: _____
(Title)

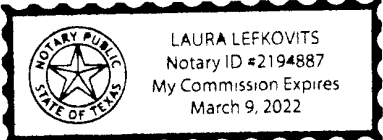
ACKNOWLEDGMENT

STATE OF TEXAS §
 §
COUNTY OF Tarrant §

This Instrument was acknowledged before me on the 20 day of May, 2019, by Lisa Soter (Name), _____ (Title), of WF Property Owners Association, Inc., Architectural Committee.

Signature of Notary Public
In and for the State of Texas
My Commission expires: 3/9/22

After recording, please return to:
Ted Hollen, Attorney
20624 FM 1431, Suite #9
Lago Vista, Texas 78645



TRAVIS COUNTY CLERK'S RECORDING INFORMATION:

These Amended Design and Construction Rules and Standards for Waterford on Lake Travis, Sections 3, 4, 5, and 6, were adopted by the Architectural Committee on the 21 day of May, 2019.

WF PROPERTY OWNERS ASSOCIATION, INC.
Architectural Committee

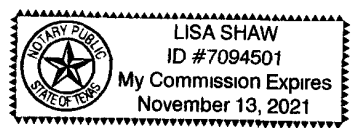
By: Lori Clark
(Signature)

Its: ACC Rep
(Title)

ACKNOWLEDGMENT

STATE OF TEXAS §
COUNTY OF Travis §

This Instrument was acknowledged before me on the 21st day of May 2019, by Lori Clark (Name), ACC Rep. (Title), of WF Property Owners Association, Inc., Architectural Committee.



Lisa Shaw
Signature of Notary Public
In and for the State of Texas
My Commission expires. 11/13/2021

After recording, please ~~return to~~
Ted Hollen, Attorney
20624 FM 1431, Suite #9
Lago Vista, Texas 78645

TRAVIS COUNTY CLERK'S RECORDING INFORMATION:

These Amended Design and Construction Rules and Standards for Waterford on Lake Travis, Sections 3, 4, 5, and 6, were adopted by the Architectural Committee on the 21st day of May, 2019.

WF PROPERTY OWNERS ASSOCIATION, INC.
Architectural Committee

By: Rees T Bowen
(Signature)

Its: Member
(Title)

ACKNOWLEDGMENT

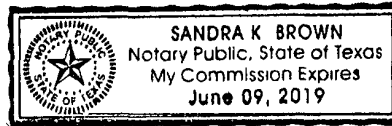
STATE OF TEXAS §
 §
COUNTY OF Dallas §

This Instrument was acknowledged before me on the 21st day of May, 2019, by Rees Bowen (Name), Member (Title), of WF Property Owners Association, Inc., Architectural Committee.

Sandra K. Brown
Signature of Notary Public

In and for the *State of Texas*
My Commission expires June 09, 2019

After recording, please return to:
Ted Hollen, Attorney
20624 FM 1431, Suite #9
Lago Vista, Texas 78645



TRAVIS COUNTY CLERK'S RECORDING INFORMATION:

Waterford Misc , Final May 9, 2019



FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Dana DeBeauvoir

Dana DeBeauvoir, County Clerk
Travis County, Texas

Jun 17, 2019 09:39 AM

Fee: \$118.00 **BARTHOLOMEWD**