

STATE OF TEXAS §  
COUNTY OF WILLIAMSON §

AMENDMENT OF RULES AND REGULATIONS  
OF  
GABRIELS OVERLOOK P.O.A., INC.,  
(D/B/A GABRIELS OVERLOOK PROPERTY OWNERS ASSOCIATION, INC.)  
(regarding loose animal fines)

As a result of this filing the applicable rules for the Association consist solely of:  
(1) the Consolidated Rules filed of record in document no. 2013047554;  
(2) the Construction Rules filed of record in document no. 2013116646;  
(3) the Landscape/Xeriscape Rules filed of record in document no. 2013077503;  
(4) the private roadway rules filed in document no. 2017040124 and  
(5) the loose dog enforcement rules filed in this document  
(together, the “Rules”)

**Document reference.** Reference is hereby made to that certain Declaration of Covenants, Conditions, Easements & Restrictions Gabriels Overlook – Section One filed as Document No. 2000025866, that certain Declaration of Covenants, Conditions, Easements & Restrictions Gabriels Overlook – Section Two filed as Document No. 2000061650; that certain First Amendment to Declaration of Covenants, Conditions, Easements & Restrictions Gabriels Overlook – Sections One and Two filed as Document No. 2001003269; that certain Second Amendment to Declaration of Covenants, Conditions, Easements & Restrictions Gabriels Overlook – Sections One and Two filed as Document No. 2004048610; that certain Third Amendment to Declaration of Covenants, Conditions, Easements & Restrictions Gabriels Overlook – Section One and Two filed as Document No. 2005092203; and that certain Declaration of Covenants, Conditions, Easements & Restrictions Gabriels Overlook – Section Five filed as Document No. 2005014178; that certain First Amendment to Declaration of Covenants, Conditions, Easements & Restrictions Gabriels Overlook – Section Five filed as Document No. 2005038090; and that certain (Second) First Amendment to Declaration of Covenants, Conditions, Easements & Restrictions Gabriels Overlook – Section Five filed as Document No. 2005092204; all in the Official Public Records of Williamson County, Texas (cumulatively, and together with any other amendments filed of record, the “**Declarations**”).

Reference is further made to that certain Amendment to Bylaws of Gabriels Overlook Property Owners Association, Inc. and Exhibit “A” thereto, filed as Document No. 2010051471; that certain Amendment to Bylaws of Gabriels Overlook Property Owners Association, Inc., filed as Document No. 2012017818; and that certain Amendment to Bylaws of Gabriels Overlook Property Owners Association, Inc., filed as Document No. 2013077543, all in the Official Public Records of Williamson County, Texas (cumulatively, and together with any other amendments filed of record, the “**Bylaws**”).

The Declarations provide that persons owning residential lots subject to the Declarations are automatically made members of the Gabriels Overlook P.O.A., Inc., d/b/a Gabriels Overlook Property Owners Association (the “**Association**”);

Section 2.01(a) of the Bylaws authorizes the Association’s Board of Directors (the “**Board**”) to adopt and amend rules and regulations governing the property subject to the Declaration, and the Board has previously adopted the Rules; and

The Board has voted to adopt the additional Rules attached as Exhibit “A” to supplement the previously-adopted Rules. Therefore, the additional Rules attached as Exhibit “A” have been, and by these presents are, ADOPTED and APPROVED.

Subject solely to the amendments contained in Exhibit “A”, the Rules remain in full force and effect.

**GABRIELS OVERLOOK P.O.A., INC.,  
D/B/A GABRIELS OVERLOOK PROPERTY OWNERS ASSOCIATION, INC.**  
Acting by and through its Board of Directors

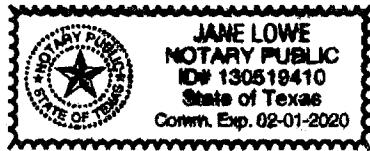
Signature: *Gloria Reyes*  
Printed Name: GLORIA A. REYES  
Title: HOA President

Exhibit "A": Loose Animal Rules

**Acknowledgement**

STATE OF TEXAS  
COUNTY OF Williamson

This instrument was acknowledged before me on the 22 day of March,  
~~2017~~, by Gloria Reyes in the capacity stated above.  
2018 JL



*Jane Lowe*  
Notary Public, State of Texas

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## EXHIBIT A

### Loose Animals and Enforcement

**Overview:** The Declaration requires that all dogs, cats, and other animals shall be contained within an Owner's lot lines by a fence. Additionally, animals shall not be permitted outside of an Owner's fenced yard area except when on a leash. (Dec. 1.18) Unless otherwise defined in this document, all capitalized terms shall have the meaning set forth in the Declarations.

**Enforcement:** In order to encourage compliance with the Declaration, the Board has established a Loose Animal Fine Schedule for violations of the Declaration related to animal containment. This fine schedule supersedes the Standard Fining Schedule of the Association in cases of violations of the restrictions concerning animal containment. All fine notices and procedures will be in compliance with state law, including Chapter 209 of the Texas Property Code. To the extent this rule conflicts with state law, state law shall control.

An owner in violation of the Animal Containment provisions will first be given a warning. If an owner has received a warning for an Animal Containment violation within the preceding six months, and commits another violation of the Animal Containment restrictions, a fine will automatically issue in the amount of \$200 per violation. Owners are responsible for all violations of residents, including tenants, and guests and invitees of the household.

- First Violation:           Warning Letter
- Second Violation:       \$100 fine per violation
- Third Violation:         \$200 fine per violation
- Fourth Violation:        \$300 fine per violation and/or legal action.

**After recording, please return to:**

Niemann & Heyer, L.L.P.  
Attorneys At Law  
Westgate Building, Suite 313  
1122 Colorado Street  
Austin, Texas 78701

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*Nancy E. Rister*

Nancy E. Rister, County Clerk  
Williamson County, Texas

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