

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 Collection Directive)**

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 private roadway rules filed in document no. 2017040124 and*
- (4) the loose dog enforcement rules filed in document no. 2018025653*
- (5) the landscape and maintenance rules filed in document no. 2018061383*
(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 Collection Directive attached as Exhibit “A” to supplement the previously-adopted Rules.

The Collection Directive attached as Exhibit “A” has been, and by these presents is, ADOPTED and APPROVED as an additional Rule.

Subject solely to the amendment 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.
A Texas nonprofit corporation**

Acting by and through its Board of Directors
Filed of Record in accordance with Texas Property Code Chapter 202 by
Niemann & Heyer, LLP, attorneys and authorized agents

Signature: Patrice Arnold
Patrice Arnold, Of Counsel

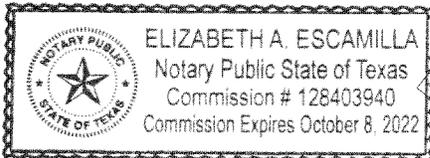
Exhibit "A": Collections Directive

Acknowledgement

STATE OF TEXAS §

COUNTY OF TRAVIS §

This instrument was acknowledged before me on the 21st day of February, 2020, by Patrice Arnold, in the capacity stated above.

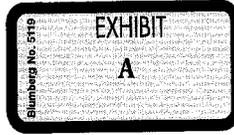


Elizabeth A. Escamilla
Notary Public, State of Texas

After recording, please return to:

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

/Volumes/File Server/CLIENTS/Gabriels Overlook POA/CollectionDirective 2-20.doc



COLLECTION DIRECTIVE

ASSOCIATION: **GABRIELS OVERLOOK**

COLLECTION PROCESS	ACTION	LATE FEE	LATE INTEREST	LATE DATE	NOTES
Friendly Reminder	Mailed after late date with late fee/interest added	\$15/MONTH	10% PER ANNUM	30TH of each Month	Send until paid in full or trigger is reached
CMA Demand	Trigger: 90 days 35 Day Demand	\$15/MONTH	10% PER ANNUM	30TH of each Month	Certified & Regular Mail Legal Action Pending

ASSOCIATION ATTORNEY:

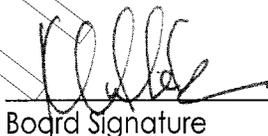
Niemann & Heyer

PAYMENT PLAN:

Standard Payment Plan: 3 months, equal payments, interest of 10% will be added monthly and late fee put on hold

OTHER:

Assessment due April 1st



Board Signature

Joe Hrabek

Printed Name

10/1/19

Date

MEMBER

Board Position

**ELECTRONICALLY RECORDED
OFFICIAL PUBLIC RECORDS**

2020018173

Pages: 4 Fee: \$29.00
02/24/2020 11:11 AM



Nancy E. Rister

Nancy E. Rister, County Clerk
Williamson County, Texas

Unofficial Document