

STATE OF TEXAS
COUNTY OF WILLIAMSON

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

- 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 loose dog enforcement rules filed of record in document no. 2018025653; and
 - (4) the collection directive filed of record in document no. 2020018173
 - (5) the landscaping rules filed of record in document no. 2020107038
 - (6) the Architectural Control Committee deposit fee rule filed of record in document no. 2020107038; and
 - (7) the private roadway rules filed in this filing
(together, the "Rules")

The private roadway rules filed of record in document no. 2017040124 are REPEALED and amended and restated by this filing.

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
Filed of Record in accordance with Texas Property Code Ch. 202 by
Niemann & Heyer LLP, attorneys and authorized agents

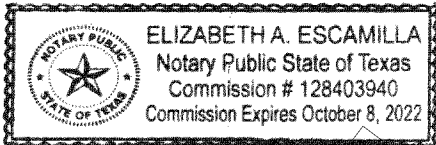
Signature: *Connie N. Heyer*
Printed Name: Connie N. Heyer

Exhibit "A": Private Roadway Rules

Acknowledgement

STATE OF TEXAS
COUNTY OF Travis

This instrument was acknowledged before me on the 15th day of October, 2020,
by Connie N. Heyer in the capacity stated above.



Elizabeth A. Escamilla
Notary Public, State of Texas

After recording, please return to: *(i: hndf r ead b s)*
Niemann & Heyer, L.L.P.
Attorneys At Law
Westgate Building, Suite 313
1122 Colorado Street
Austin, Texas 78701

Exhibit "A"

Private Roadway Rules

Overview: The roadways within Gabriels Overlook (GO) are private, owned and maintained by the Association. The private roadways are intended for use by motorized vehicles designed for usage on public roadways (not designed for off-road use except for UTVs as noted below). Unless otherwise defined in this document, all capitalized terms shall have the meaning set forth in the Declarations.

Prohibited Vehicles: Operation of motorized vehicles not designed for use on public roadways is strictly prohibited. For purposes of example only, operation of the following vehicles on the private roadways is prohibited: dirt bikes, unlicensed motorized scooters, Segways, unlicensed motorbikes, all-terrain vehicles (ATVs), and riding lawn mowers.

Golf Carts and Utility Task Vehicles (UTVs): Notwithstanding, operation of golf carts and UTVs on the private roadways is permitted subject to the terms herein. The Association's rules for golf carts and UTVs mirror state law requirements for golf carts and UTVs operated on public roads. Golf carts and UTVs must be operated safely at all times. Golf carts and UTVs must be operated by licensed drivers. Golf carts and UTVs must have the following equipment: headlamps, tail lamps, reflectors, parking brake, and mirrors and have posted the GO numbered sticker noted below.

As a condition of operating a golf cart or UTV on the GO private roads, any owner must sign and submit to the Association a waiver and release in a form promulgated by the Association and provide a \$5.00 registration fee. Upon receipt of the waiver and release and registration fee, the Association shall provide two numbered stickers to the owner which must be posted in a visible area on the front and rear of the golf cart or UTV. Golf cart owners who have provided the signed waiver and release prior to the effective date of this amended rule are exempt from the \$5.00 registration fee but must sign the revised waiver and release form and post the GO numbered stickers on their vehicle.

Speed Limit and Traffic Rules: The speed limit throughout the Subdivision is 30 miles per hour, or any lesser speed posted on signage in the community. All vehicles must abide by stop signs and other traffic signage and rules including speed limit. All vehicles must be operated by licensed drivers.

Enforcement: In order to encourage compliance with the Private Roadway Rules, the Board has established a Traffic Fine Schedule for violations of the Private Roadway Rules. This fine schedule supersedes the Standard Fining Schedule of the Association in cases of violations of the rules concerning Private Roadways. 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 these Private Roadway Rules will first be given a warning. If an owner has received a warning for a Private Roadway Rule violation within the preceding six months, and commits another violation of the Private Roadway Rules, 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

Repeat Violations: \$200 fine per violation

**ELECTRONICALLY RECORDED
OFFICIAL PUBLIC RECORDS**

2020126711

Pages: 4 Fee: \$29.00
10/15/2020 11:01 AM



Nancy E. Rister

Nancy E. Rister, County Clerk
Williamson County, Texas

Unofficial Document