

STATE OF TEXAS §

COUNTY OF TRAVIS §

**AMENDMENT OF RULES AND REGULATIONS OF  
VOLENTE HILLS AT PARK FOREST OWNERS ASSOCIATION, INC.**  
*(regarding parking restrictions)*

**Document reference.** Reference is hereby made to that certain Amended and Restated Declaration of Covenants, Conditions and Restrictions for Volente Hills at Park Forest Owners Association, Inc. (Anderson Mill West, Sections 19 and 20), filed as Document No. 2012038422 in the Official Public Records of Travis County, Texas (together with all amendments and supplemental documents thereto, the "**Declaration**").

Reference is further made to the Rules and Regulations of Volente Hills at Park Forest Owners Association, Inc., filed as Documents No. 2012055124 in the Official Public Records of Travis County, Texas (together with all amendments and supplemental documents thereto, the "**Rules**").

WHEREAS, the Declaration provides that owners of lots subject to the Declaration are automatically made members of the Volente Hills at Park Forest Owners Association, Inc. (the "**Association**"); and

WHEREAS the Association, acting through its board of directors (the "**Board**"), is authorized to adopt and amend rules and regulations governing common areas, lots, and the operations of the Association, pursuant to Section 11.1(a) of the Bylaws and/or State law; and

WHEREAS the Association, acting by and through the Board, has voted to adopt the Rules attached as Exhibit "A";

THEREFORE the 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.

**VOLENTE HILLS AT PARK FOREST  
OWNERS ASSOCIATION, INC.**  
Acting by and through its Board of Directors

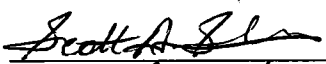
Signature:   
Printed Name: Scott A. Studer  
Title: President

Exhibit "A": Parking Rules

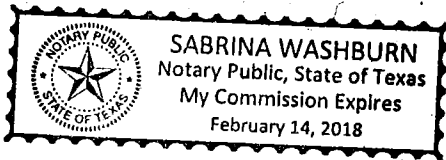
**Acknowledgement**

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This instrument was executed before me on the 19<sup>th</sup> day of December,  
2014, by Scott A. Studer in the capacity stated above.

Sabrina Washburn  
Notary Public, State of Texas



**EXHIBIT "A"**

**PARKING RULES**

1. Owners, residents and guests must park all vehicles in the owner's/resident's driveway to the extent room is available. Owners, residents and guests may park on the street only if all available spaces in the driveway are occupied by vehicles, and only subject to the restrictions set forth in Rules 2 and 3 below.
2. Owners, residents and guests are prohibited from parking vehicles in the streets, unless the vehicle is parked on the street area immediately adjacent to the owner's/resident's lot lines<sup>1</sup>. The only exception to this rule is for larger gatherings such as a party, holiday gathering, or other similar event when there are too many guests attending the event to enable all guest vehicles to park within the lot lines.
3. No perpendicular parking is allowed on the streets<sup>2</sup>. All vehicles parked in the streets must be parallel parked.
4. No parking is allowed within 20 feet of a street corner. The purpose of this rule is to keep the line of sight clear for drivers.
5. As further provided in the Declaration, no vehicles of any kind (including boats, etc.) may be parked overnight on any roadway for more than two consecutive nights.

**After recording, please return to:**

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

Fileserver:CLIENTS:VolenteHills:RuleAmendParkingEN10-14.doc

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<sup>1</sup> For example, except for overflow parking for large gatherings, there is no parking in front of the detention ponds, or anywhere but the owner's driveway or street area immediately in front of the owner's lot.

<sup>2</sup> This is a state law requirement. Texas Transportation Code §545.303 requires any vehicle parked on a two-way street to be parked with its right two wheels parallel to, and no further than 18" from, the curb.



**FILED AND RECORDED  
OFFICIAL PUBLIC RECORDS**

*Dana Debeauvoir*

DANA DEBEAUVOIR, COUNTY CLERK  
TRAVIS COUNTY, TEXAS

April 28 2015 10:41 AM

FEE: \$ 34.00 2015064014