



MOTION TO ADOPT GREAT HILLS HOMEOWNERS ASSOCIATION RULES IN ACCORDANCE  
WITH THE NEWLY APPROVED RESTRICTIVE COVENANTS AND BYLAWS

WHEREAS: The Great Hills Homeowners Association approved the 2019 Revision of the HOA Restrictive Covenants and Bylaws by a supermajority in January 2020, and by vote at the Annual Meeting on January 21, 2020; and

WHEREAS: The Rules of the Great Hills Homeowners Association have been enforced and adhered to since March 24, 2003, when the Board adopted them.

WHEREAS that pursuant to Article II of the 2019 Revision of the Declaration of Restrictive Covenants and Bylaws, all Property is subject to certain limitations and restrictions; the Board of Directors under Article IV, Section 4.13(E) has the power to “make, establish and promulgate, and in its discretion to amend or repeal and re-enact, such Great Hills Rules and Association Bylaws as it deems proper covering any and all aspects of its functions, including the use and occupancy of Association property;” and

WHEREAS that the Board of Directors, pursuant to Article III, Section 3.1 of the 2019 Revision of the Restrictive Covenants and Bylaws, the violation of the Great Hills Restrictions by an Owner, Owner’s family member, guests, lessees or licensees shall authorize the Board to avail itself of any one or more of the following remedies:

- (A) The imposition of a special charge not to exceed Fifty Dollars (\$50.00) per violation, and
- (B) The right to cure or abate such violation and to charge the expense thereof, if any, to such Owner, and
- (C) The right to seek injunctive or any other relief provided or allowed by law against such violation and to recover from such Owner all its expenses and costs in connection therewith including but not limited to attorney's fees and court costs.

Before the Board may invoke the remedy provided in paragraph (A) through (C) above, it shall afford the owner notice and a hearing. If, after the hearing, a violation is found to exist, the Board's right to proceed with the listed remedies shall become absolute. Each day a violation continues shall be deemed a separate violation.

BE IT RESOLVED THAT The Board of Directors adopts the following Rules effective immediately as of September 22, 2020:

1. All homeowners are required to maintain the outside appearance of their home. This includes without limitation yard and landscape maintenance including without limitation mowing, trimming, edging, hedging, and removing dead plants, and removal of trash and debris from around the home, the yard, and driveways. Homeowners must also maintain in good condition and appearance outside structures that are in the front yard or visible from the front of the home such as sports and play equipment, playscapes, playhouses, and permanent storage structures.
2. There shall be no outside structure erected, constructed, or placed in the front yard of any home without prior express written permission of the Homeowner’s Association.
3. Resident’s vehicles (including without limitation cars, trucks, vans, SUVs) must be parked in garages or driveways and should not be parked in the street with the exception of those vehicles addressed in Rule No. 4 of these rules.

4. Other vehicles such as boats and campers must be stored in a garage or other permanent enclosed structure.
5. Residents who work from home shall not allow more than three different business-related vehicles per day to visit their home business. This restriction does not apply to delivery services including without limitation food or grocery delivery services, Amazon, Federal Express or UPS unless the frequency of such delivery service impedes traffic or disturbs or endangers residents. Non-resident cars visiting a home business may not visit the home business for more than three consecutive trips per day.
6. All garbage cans and recycling bins must be picked up from the curb by 10:00 p.m. of the day trash and recycling is collected, and may not be placed on the curb earlier than 5:00 p.m. the day preceding trash pick-up.

Signed on this 5 day of October, 2020.

Great Hills Homeowners Association


By: 

Jason Meeker, President

ACKNOWLEDGEMENT

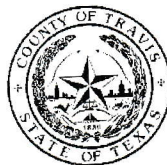
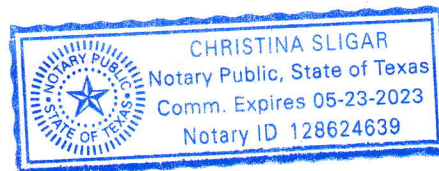
THE STATE OF TEXAS  
COUNTY OF TRAVIS

BEFORE ME, the undersigned notary public, on this the 5 day of October, 2020, personally appeared Jason Meeker, duly authorized representative of Great Hills Homeowners Association (a Texas property owners' association), known to me through State-issued photo identification to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and consideration therein expressed.



NOTARY PUBLIC IN AND FOR  
THE STATE OF TEXAS

After recording, return to:  
Great Hill Homeowners Association  
PO Box 200702  
Austin, TX 78720-0702



FILED AND RECORDED  
OFFICIAL PUBLIC RECORDS



Dana DeBeauvoir, County Clerk  
Travis County, Texas

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Oct 09, 2020 02:21 PM

Fee: \$30.00

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