

STATE OF TEXAS §

COUNTY OF TRAVIS §

AMENDMENT TO RULES OF COVERED BRIDGE PROPERTY OWNERS ASSOCIATION, INC.

Document reference. Reference is hereby made to rules recorded as Covered Bridge Property Owners Association, Inc. Unanimous Consent of Directors in Lieu of Special Meeting, filed as Document No. 2005051525 in the Official Public Records of Travis County, Texas; and the Amended and Restated Violation Policy recorded as document no 2009124120 of the Official Public Records of Travis County, Texas (cumulatively, the "Rules"). Reference is further made to that certain Master Declaration of Covenants, Conditions and Restrictions for Covered Bridge Subdivision in the City of Austin, Travis County, Texas, filed as Document No. 2002068499 in the Official Public Records of Travis County, Texas (together with any amendments or supplements filed of record, the "Declaration").

WHEREAS owners of residential lots subject to the Declaration are automatically made members of the Covered Bridge Property Owners Association, Inc (the "Association");

WHEREAS Section 7.4 of the Declaration authorizes the Association to adopt and amend rules to govern the Association and its members, so long as same do not conflict with the Declaration;

WHEREAS the Association's board of directors (the "Board") is authorized to exercise the aforesaid rulemaking authority on behalf of the Association as provided under Section 7.3(a) of the Declaration; and

WHEREAS the Board, at a properly noticed and attended meeting, has voted to use this rulemaking authority to amend the rules regarding Amenity Center Use;

THEREFORE the Association, acting by and through its Board, has amended rule (9) of the amenity center rules (Exhibit D of document no 2005051525 referenced above) to read in its entirety as shown in the resolution attached as Exhibit A hereto, and wishes to file this amendment of record

COVERED BRIDGE PROPERTY OWNERS ASSOCIATION, INC.

By: Niemann & Heyer, LLP, attorneys and authorized agents

Handwritten signature of Connie N. Heyer over a horizontal line.

Connie N. Heyer

Exhibit "A": resolution adopting revised amenity center rule

[NOTARY BLOCK ON FOLLOWING PAGE]

Acknowledgement

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This instrument was executed before me on the 22 day of October,
2009, by Connie Heyer in the capacity stated above.

Kristine Fielding
Notary Public, State of Texas



**Covered Bridge Property Owners Association
Resolution of the Board of Directors**

**On the Use of Alcohol
at the
Amenity Center**

WHEREAS, the Board of Directors (the "Board") of the Covered Bridge Property Owners Association (the "Association") is duly elected by the Association and is granted certain powers and duties under Article VII of the Bylaws to make reasonable rules and set policy for the benefit of the Property and for the mutual and reciprocal benefit of members, and

WHEREAS, a previous Board of Directors filed with the Clerk of Travis County a Unanimous Consent of the Directors in Lieu of Special Meeting on March 28, 2005, that included under Exhibit D adopted Amenity Center Rules, and

WHEREAS, the Amenity Center rule nine (9) states that "No alcohol, tobacco, drugs, fireworks or weapons of any kind whatsoever allowed.", and the Amenity Center Rules state that rules and policies are subject to change without prior notice, and

WHEREAS, the Social Committee recommended to the Board that events be allowed at the Amenity Center for adults only and that alcohol be permitted under controlled conditions to include that all drinks will either be served from a central location by Social Committee members or other designated persons or each individual member attending will supply their own alcoholic beverage, that events will be open to all adult members of the Association, and that prior approval for each event will be obtained from the Board, and

WHEREAS, the Board is desirous of promoting community fellowship and harmony among the membership through planned events organized by the Social Committee and others, and

WHEREAS, held a Board Meeting on May 5, 2009, in which the Board voted unanimously to revise the Amenity Center Rules to allow the use of alcohol at preapproved events within the fenced pool area and impose reasonable conditions on the conduct of members using the Amenity Center.

NOW, THEREFORE, BE IT RESOLVED, that the Covered Bridge Board of Directors amends rule nine (9) to read "No tobacco, drugs, fireworks or weapons of any kind whatsoever allowed Limited use of alcohol will be permitted with prior Board approval and under the following conditions;

1. that all drinks will either be served from a central location by Social Committee members or other designated persons or each individual member attending will supply their own alcoholic beverage,
2. that events will be open to all adult members of the Association,
3. that prior approval for each event will be obtained from the Board, and

4. that the Board reserves the right to impose any additional conditions that are reasonable to protect members, property, and the Association

After recording, please return to:
Niemann & Heyer, L.L.P.
1122 Colorado, Suite 313
Austin, Texas 78701



**FILED AND RECORDED
OFFICIAL PUBLIC RECORDS**

Dana Debeauvoir

DANA DEBEAUVOIR, COUNTY CLERK
TRAVIS COUNTY, TEXAS

October 22 2009 09:44 AM

FEE: \$ 28.00 2009176690