

ORIGINAL  
COPY FOR RECORD

*Dana DeBeauvoir*  
**AMENDMENT TO DECLARATION OF COVENANTS,  
CONDITIONS AND RESTRICTIONS FOR SPRINGBROOK GLEN**

*Dana DeBeauvoir*  
BENAVIDESV \$13.00  
DANA DEBEAUVOIR, COUNTY CLERK  
TRAVIS COUNTY, TEXAS

THE STATE OF TEXAS

COUNTY OF TRAVIS

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KNOW ALL MEN BY THESE PRESENTS:

This Amendment to the Declaration of Covenants, Conditions and Restrictions for Springbrook Glen (the "Amendment") is made by **SPRINGBROOK VENTURE**, a Texas joint venture partnership ("Declarant"), and is as follows:

**RECITALS**

**A.** Declarant recorded that certain Springbrook Glen Declaration of Covenants, Conditions and Restrictions, recorded in Volume 12875, Page 243, Real Property Records of Travis County, Texas, as amended by that certain Notice of Additional Land, recorded in Volume 13332, Page 1451, and that certain Notice of Additional Land, recorded as Document Number 1999095401, and that certain Notice of Additional Land, recorded as Document Number 2001147126, Real Property Records of Travis County, Texas (the "Declaration"), which pertains to certain real property therein described.

**B.** Pursuant to Section 10.02(A) of the Declaration, the Declaration may be amended by Declarant, acting alone, until December 31, 2002.

NOW THEREFORE, the Declarant hereby declares and certifies, amends and modifies the Declaration as follows:

**1. Fines for Violation of Restrictions, Bylaws or Rules of the Association.** This following section is hereby added to Article V of the Declaration:

5.07 Fines. The Board may assess fines against an Owner for violation of the restrictions, rules or standards of conduct set forth in this Declaration and/or Rules adopted by the Board from time to time, which have been committed by an Owner, an occupant of the Owner's Lot, or the Owner or occupant's family, guests, employees, contractors, agents or invitees. Each day of violation may be considered a separate violation if the violation continues after written notice to the Owner.

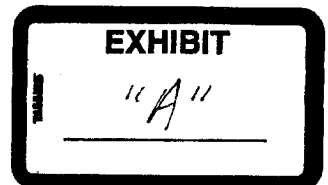
The Board may assess damage charges against an Owner for pecuniary loss to the Association from property damage or destruction to the Common Area and Facilities by the Owner or the Owner's family, guests, agents, occupants, or tenants.

The manager of the Association shall have authority to send notices to alleged violators, informing them of their violations and asking them to comply with the rules and/or informing them of potential or probable fines or damage assessments. The Board may from time to time adopt a schedule of fines.

The procedure for assessment of fines and damage charges shall be as follows:

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TRAVIS COUNTY, TEXAS

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- (1) the Association, acting through an officer, Board member or manager, must give the Owner notice of the fine or damage charge not later than thirty (30) days after the assessment of the fine or damage charge by the Association;
- (2) the notice of the fine or damage charge must describe the violation or damage;
- (3) the notice of the fine or damage charge must state the amount of the fine or damage charge;
- (4) the notice of a fine or damage charge must state that the Owner may, not later than thirty (30) days after the date of the notice, request a hearing before the full Board to contest the fine or damage charge; and
- (5) the notice of a fine must allow the Owner a reasonable time, by a specified date, to cure the violation and avoid the fine unless the Owner was given notice and a reasonable opportunity to cure a similar violation within the preceding six (6) months

Fine and/or damage charges are due immediately after the expiration of the thirty (30) day period for requesting a hearing. If a hearing is requested, such fines or damage charges shall be due immediately after the Board's decision at such hearing, assuming that a fine or damage charge of some amount is confirmed by the Board at such hearing.

The minimum fine for each violation shall be set by the Board.

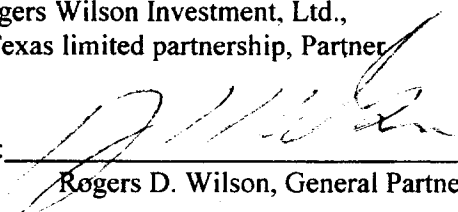
2. **Effect.** Unless expressly amended by this Amendment, all other terms and provisions of the Declaration shall remain in full force and effect as written.

Executed to be effective on this 27<sup>th</sup> day of March, 2002.

DECLARANT:

**SPRINGBROOK VENTURE,**  
a Texas joint venture partnership

By: Rogers Wilson Investment, Ltd.,  
a Texas limited partnership, Partner

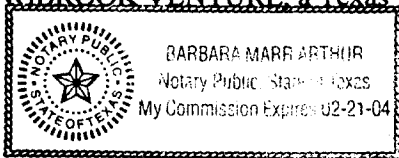
By:   
Rogers D. Wilson, General Partner

By: R. L. Madden & Associates, Inc.,  
a Texas Corporation, Partner

By: R. L. Madden  
Rodney L. Madden, President

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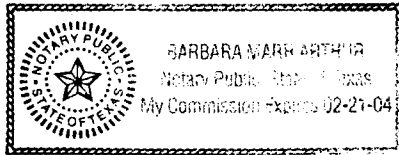
This instrument was acknowledged before me on this 20<sup>th</sup> day of March, 2002, by Rogers D. Wilson, General Partner of Rogers Wilson Investment, Ltd., a Texas limited partnership, Partner of SPRINGBROOK VENTURE, a Texas joint venture partnership, on behalf of said partnerships



Barbara Marr Arthur  
Notary Public Signature

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This instrument was acknowledged before me on this 19<sup>th</sup> day of March, 2002, by Rodney L. Madden, President of R. L. Madden & Associates, Inc., a Texas corporation, Partner of SPRINGBROOK VENTURE, a Texas joint venture partnership, on behalf of said corporation and partnership.



Barbara Marr Arthur  
Notary Public Signature

**AFTER RECORDING RETURN TO:**

Robert D. Burton  
Armbrust & Brown, L.L.P.  
100 Congress Avenue, Suite 1300  
Austin, Texas 78701