

STATE OF TEXAS §

COUNTY OF TRAVIS §

**AMENDMENT OF THE RULES AND REGULATIONS
OF
SCOFIELD RESIDENTIAL OWNERS ASSOCIATION, INC.**

Document reference. Reference is hereby made to that certain Scotfield Residential Area Declaration of Covenants, Conditions and Restrictions, filed at Vol. 11863, Pg. 1146, of the Official Public Records of Travis County, Texas (together with all amendments and supplements, the "**Declaration**").

Reference is further made to those certain Bylaws of Scotfield Residential Owners Association, Inc., filed as Document No. 2007073244 in the Official Public Records of Travis County, Texas (together with all amendments and supplements, the "**Bylaws**").

Reference is further made to that certain Amendment to the Rules and Regulations of Scotfield Residential Owners Association, Inc., filed as Document No. 2012002151 in the Official Public Records of Travis County, Texas, and to the "Scotfield Residential Owners Association, Inc. Covenant Enforcement and Fining Policy," attached as Exhibit "A" to those certain Amended and Restated Rules and Regulations of Scotfield Residential Owners Association, Inc., filed as Document No. 2012096592 in the Official Public Records of Travis County, Texas (cumulatively and together with any amendments and supplements, the "**Rules**").

WHEREAS the Declaration provides that persons owning lots subject to the Declaration are automatically made members of Scotfield Residential Owners Association, Inc. (the "**Association**");

WHEREAS the Association, acting through its board of directors (the "**Board**"), is authorized to adopt and amend rules governing the affairs of the Association; and

WHEREAS the Board has previously adopted Rules and has voted to amend and supplement the Rules as provided herein;

THEREFORE the Rules have been and are AMENDED as follows:

By ADDING a new Section XII to read in its entirety as follows:

"SECTION XII. FENCES

1. **Fences.** Each owner has the duty, at his own cost and expense, to maintain, repair, and replace any fence situated on or appurtenant to his lot, such that it remains in good, neat, and attractive condition. What constitutes good, neat and attractive condition shall be according to the sole reasonable discretion of the board. No owner may make a change to a fence (including changes to color, materials, height, or any other characteristics) without the approval of the Architectural Control Committee (ACC) pursuant to Section 6.6 of the Declaration.

When a fence acts as a boundary fence that separates two owners' yards, the owners share a joint duty to maintain, replace, and repair the fence such that it remains in good, neat, and attractive condition, and such owners are equally responsible for all costs of

maintenance. Any fence separating two owners' yards is presumed to be a boundary fence unless acceptable proof (in the form of a survey) is submitted and confirmed by the board that the fence is wholly situated on only one lot.

If an owner fails to maintain in good, neat, and attractive condition any fence situated on or appurtenant to his lot, the Association shall have the right, but not the obligation, to, after 24 hours notice, enter any lot for the purpose of maintaining, repairing, or replacing the fence pursuant to Section 5.5(b) of the Declaration. The expense incurred by the Association in connection with the entry upon any lot and the maintenance, repair, or replacement work conducted thereon shall be a personal obligation of the owner(s) responsible for the maintenance of the fence, and shall be collectible in the manner described in Declaration §5.5(b).

APPROVED and ADOPTED the 22 day of January, 2013.

SCOFIELD RESIDENTIAL OWNERS ASSOCIATION, INC.

Acting by and through its Board of Directors

Shelley Karn
NAME: Shelley Karn
TITLE: President, HOA

Acknowledgement

STATE OF TEXAS §

COUNTY OF Travis §

This instrument was acknowledged before me on the 22 day of January, 2013, by Shelley Karn in the capacity stated above.



Sarah Demattos
Notary Public, State of Texas

Fileserv:CLIENTS:Scofield Residential:RulesAmend_Fence1-13.doc

After recording, please return to:

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Dana Debeauvoir

DANA DEBEAUVOIR, COUNTY CLERK
TRAVIS COUNTY, TEXAS

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