

Don

From: Erin Welch <ewelch@landstrat.com>
Sent: Friday, March 11, 2016 11:51 AM
To: 'Don Rauschuber'
Subject: WWS: Commons Area Info

Importance: High

Don:

Here are some excerpts taken from various covenant documents pertaining to the Commons Areas, and what people can/can't do within them.

- CCR, Section 1 (V. 774, P. 200); CCR, Section 2 (V. 808, P. 159); CCR, Section 3 (V. 817, P. 910); CCR, Section 4 (V. 887, P. 354); CCR, Section 5 (V. 892, P. 135); CCR, Section 6 (V. 918, P. 42)
 - Article IV, Section 23: Streams and Creeks. "Owners of properties adjacent to streams and creeks may use these Commons as access to the streams and creeks; however, they may not fence or otherwise obstruct or deter access to the Commons and use thereof by other property owners in good standing as members of the POA. Such adjacent owners may help to maintain these Commons areas, free of trash, sticks and flotsam; however, they may not cut and remove trees or brush therefrom without written permission from the Developer or the POA. Any berms or other landscaping or structures installed adjacent to or near streams in the Project for the purpose of minimizing the sanding or silting of such streams may not be modified or removed except upon specific written authorization of Developer or POA, and the LCRA."
- **5th Amendment to CCRs, Section I-V (Doc. 201205824)**
 - **1. Article IV, Section 23 of the Declarations for Sections I,II,III,IV, and V shall be amended by adding the following language just after the last paragraph in such Section: ***"Only the Association shall have the right to maintain, trim, clear, and mow the Commons, and no individual Owner shall conduct any such activities on the Commons or modify the Commons in any way, including, without limitation, the Commons adjacent to and/or fronting Cow Creek unless granted a variance by the Board of Directors in advance of such activities. This is not intended to preclude Owners mowing the road right-of-way along their properties."*****

I hope this is helpful.

Erin Welch

Project Manager

Land Strategies Inc.

Celebrating 33 Years of Service!

1010 Land Creek Cv., Ste.100

Austin, TX 78746

512-328-6050

512-328-6172 Fax

www.landstrat.com