



Prepared in the office of:
Julie Alexander Law, PC
1700 E 2nd Street
Austin, Texas 78702

COMMUNITY MANUAL

for Owners and Tenants of the
301 Denali Pass Condominiums
a Condominium Regime

This Community Manual includes:

1. Rules & Regulations
2. Assessment Collection Policy
3. Policy Fining Policy
4. Mold Policy

The 301 Denali Pass Condominiums are located at 301 Denali Pass Drive, Cedar Park, Texas 78613, and are subject to the Declaration of Condominium Regime for the 301 Denali Pass Condominiums, to be recorded in the Official Public Records of Williamson County, Texas. By acquiring a Unit at the 301 Denali Pass Condominiums, you agree to comply with the terms and provisions of the Documents, as amended or modified.

I. RULES & REGULATIONS

For the purpose of this Community Manual, Tenant shall mean an Owner, occupant or tenant of a Unit, regardless of whether the person owns the Unit, and shall further include any customers, patrons, invitees, tenants, agents, employees, or contractors of a Tenant.

These Rules & Regulations for the 301 Denali Pass Condominiums ("Rules") apply to the Units and Common Elements, as defined in the Declaration of Condominium Regime for 301 Denali Pass Condominiums ("Declaration"), located at 301 Denali Pass Drive, Cedar Park, Texas 78613 ("Property"). These Rules are in addition to the provisions of the Declaration and Bylaws of 301 Denali Pass Condominium Association ("Bylaws"). By owning or occupying a Unit, each Owner and Tenant agrees to abide by these Rules and to comply with the obligations of Owners and Tenants under the Declaration and Bylaws of the Association.

These Rules are established for the benefit of the 301 Denali Pass Condominium Association, a Texas non-profit corporation ("Association"). These Community Rules are the "Rules" defined in Article 1 of the Declaration of Condominium Regime for 301 Denali Pass Condominiums, to be recorded in the Real Property Records of Williamson County, Texas. Words and phrases defined in the Declaration have the same meaning when used in these Rules, and Article 1 of the Declaration is incorporated herein by reference. In the event of a conflict between Documents, the hierarchy of authority is as follows: Declaration (highest), Certificate of Formation, Bylaws, and these Rules (lowest). The Association's board of directors is empowered to interpret, enforce, amend, and repeal these Rules.

A. COMPLIANCE

A-1. Compliance. Each Owner shall comply with the provisions of these Rules, the Declaration, the Bylaws, the other Documents, and policies adopted by the Board to supplement these Rules, as any of these may be revised from time to time. Each Owner, additionally, shall be responsible for compliance with the Documents by the Tenants or occupants of his or her Unit, and his or her respective customers, patrons, invitees, tenants, agents, employees, or contractors. If a Rule requires or prohibits conduct by an Owner or Tenant, each of those terms are deemed to include the other, and applies to all persons for whom an Owner or Tenant is responsible. Any question regarding these rules should be referred to the Association. The Association has the right to enforce these Rules against any person on the Property.

A-2. Additional Rules. Each Tenant must comply with any rules and signs posted from time to time on the Property by the Association. Each Tenant must comply with notices communicated by the Association, from time to time, which may include seasonal or temporary rules, or notice of a change affecting use of the Property. Posted and temporary rules are incorporated in these Rules by reference.

A-3. Variance. Circumstances may warrant a variance of these Rules. To obtain a variance an Owner must make written application to the Board. The Board's approval of a variance is in its sole

discretion, must be in writing, and may be conditioned.

A-4. Limits. It is understood that individuals may have different interpretations of and tolerances for these Rules. The Association may refrain from acting on a perceived violation unless the Board determines the violation to be significant or a community-wide problem. The Association may not be compelled by one Tenant to enforce these Rules against another Tenant. Tenants are expected to deal directly and peaceably with each other about their differences.

A-5. Filing Complaints. Because the Association is not staffed to monitor the Property for Rules violations, the Association relies on Tenants to identify and report violations of these Rules and the Documents, and to monitor compliance with these Rules by violators. The Association also relies on Tenants to help keep each other informed about the Rules. Recognizing that a Tenant may be reluctant to confront another Tenant about a violation, the Association will work with Tenants to enforce the Rules. Generally, a complaint must be in writing and must be signed by a Tenant or Owner who is willing to be identified as the complainant. The Association may refuse to enforce a violation: (1) that cannot be easily and independently verified, (2) for which it did not receive a signed written complaint, (3) for which the complainant will not cooperate with monitoring the violation and compliance, and (4) which the Board does not consider to be significant or community-wide.

B. OBLIGATIONS OF OWNERS AND TENANTS

B-1. Safety. Each Tenant and Owner is solely responsible for his or her own safety and for the safety, well-being and supervision of his or her Permittees, customers, patrons, invitees, tenants, agents, employees, or contractors and any person in the Regime or Property to whom the Tenant or Owner has a duty of care, control, or custody.

B-2. Damage. An Owner is responsible for any loss or damage to his or her Unit, other Units, the personal property of other Owners, Tenants or their guests or invitees, or to the Common Elements and improvements, if such loss or damage is caused by the Owner, Owner's Tenant, Owner's Permittees, customers, patrons, invitees, tenants, agents, employees, or contractors, or by any person for whom the Owner is responsible.

B-3. Association Does Not Insure. A person assumes full risk and sole responsibility for placing his or her personal property in or on the Property. Each Owner and Tenant is solely responsible for insuring personal property in the Unit and on the Property, including but not limited to improvements installed by the Owner and/or Tenant within his or her Unit, and the Owner's and/or Tenant's furnishings, furniture, fixtures, equipment, and vehicles. **THE ASSOCIATION STRONGLY RECOMMENDS THAT ALL OWNERS AND TENANTS PURCHASE AND MAINTAIN INSURANCE ON THEIR PERSONAL PROPERTY AND IMPROVEMENTS INSTALLED BY AN OWNER OR TENANT IN HIS OR HER UNIT.**

B-4. Risk Management. An Owner or Tenant may not permit anything to be done or kept in his or her Unit or the Common Elements that is illegal, a violation of any law or ordinance, or that may

result in the cancellation of insurance on the Property.

B-5. Reimbursement for Enforcement. An Owner or Tenant must promptly reimburse the Association for any expense, including attorneys' fees and associated costs and expenses of enforcement, incurred by the Association in enforcing the Documents against the Owner, his or her Unit, or persons for whom the Owner or Tenant is responsible.

B-6. Reimbursement for Damage. An Owner shall promptly reimburse the Association for the cost of damage to the Property caused by the negligent or willful conduct of the Owner, Tenant, or Owner's or Tenant's customers, patrons, invitees, tenants, agents, employees, contractors, or persons for whom the Owner or Tenant is responsible.

B-7. No Estate Sales or Garage Sales. Without the Board's prior written permission, no person may conduct, at the Property, a sale or activity that is advertised or attractive to the public, such as garage sales, yard sales, car sales, going out of business sales or estate sales. This section does not apply to marketing the sale or rental of a Unit, unless combined with a prohibited activity.

B-8. Supervision of Minors. For their own well-being and protection, persons who are legally incompetent or younger than 18 years must be under the general control and supervision of their parents or guardians at all times while on the Property. Persons who are below the chronological or mental age of 13 years must at all times be in the actual company of a person at least 13 years old who is responsible for their well-being. A person under 13 years may not be left unattended in a Unit or on the Property at any time. After nightfall, unless accompanied by a parent or guardian, persons under 18 years may not be on the Common Elements.

B-9. Landscape Maintenance. The Association will maintain all of the landscaping throughout the Property. Owners or Tenants may not modify or enhance the original landscaping without the written permission from the Association. Owners also agree to maintain and provide proper care for any potted plants on the Owner's Unit or Limited Common Elements.

C. OCCUPANCY STANDARDS

C-1. Numbers. A Unit may be occupied by no more than the number of occupants as allowed by the laws, ordinances or regulations of the City of Cedar Park, Texas; unless other public agencies that enforce governmental policy mandate a higher occupancy.

C.2. Occupancy of a Unit. For purposes of these Rules, occupancy means occupancy in excess of thirty (30) continuous days or sixty (60) days in any twelve (12) month period.

C-3. Leases. All leases must be in writing made subject to the Declaration, Bylaws, the Documents and these Rules. An Owner is responsible for providing his or her Tenant with copies of the Declaration, Bylaws, the Documents and these Rules and notifying him or her of changes thereto. The leasing of Units is subject to the following conditions: (i) all leases must be in writing, must be made subject to the Documents, and an Owner shall provide the Board with a copy of each lease of such Owner's Unit upon request of the Board; (ii) any lease executed after the effective date

of these Rules must contain a provision showing that the lessee has read and shall comply with all provisions of the Documents, including these Rules; (iii) an Owner is responsible for providing his or her Tenant with copies of the Documents and notifying him or her of changes thereto; and (iv) each Owner and/or Tenant is subject to and must comply with all provisions of the Documents, Declaration, Bylaws, these Rules, federal and state laws, and local ordinances.

D. FIRE AND SAFETY

D-1. Safety and Responsibility. Each Owner and Tenant is solely responsible for his or her own safety and for the safety, wellbeing and supervision of their Permittees, customers, patrons, invitees, tenants, agents, employees, or contractors and any person on the Property to whom the Owner or Tenant has a duty of care, control, or custody.

D-2. Fires. There may not be any exterior fires or outdoor cooking on the Property.

D-3. Safety Equipment. No person may use, tamper with, or modify the fire and safety equipment, if any, in the Common Elements of the Property, such as alarms, sprinklers, extinguishers, monitors, locks, and self-closing gates or doors. This Section shall not be construed to require the installation or use of such equipment.

D-4. Security. The Association may, but is not obligated to, maintain or support certain activities within the Property designed to make the Property less attractive to intruders than it otherwise might be. The Association, its Permittees, directors, officers, committees, Members, agents, contractors and/or employees will not in any way be considered an insurer or guarantor of security within the Property, and shall not be held liable for any loss or damage by reason of failure to provide adequate security or ineffectiveness of security measures undertaken. Each Owner, Tenant, and Owner's and Tenant's Permittees, customers, patrons, invitees, tenants, agents, employees, or contractors on the Property assumes all risk and agrees to hold harmless the Association, its Permittees, directors, officers, committees, Members, agents, contractors and/or employees for any injury, loss and/or damage to his or her person, to his or her Unit, to the contents of his or her Unit, and/or to any of his or her personal property and the Property. The Association expressly disclaims and disavows any and all representations or warranties, expressed or implied, including any warranty of merchantability or fitness for any particular purpose, relative to any security systems, equipment, or measures recommended, installed, or undertaken within the Property.

E. GENERAL USE AND MAINTENANCE OF UNIT

E-1. Commercial or Office Use. Each Unit must be used solely for commercial, office or business purposes, as allowed by the local laws and ordinances of Cedar Park, Texas, or other governing laws.

E-2. Annoyance. A Tenant may not use his or her Unit in a way that: (i) may reasonably be considered annoying to Tenants of neighboring Units; (ii) may be calculated to reasonably reduce the desirability of the Property; (iii) may endanger the health or safety of other Tenants; or (iv) may

violate any law or any provision of the Documents.

E-3. Maintenance. An Owner, at his or her expense, will maintain his or her Unit and keep it in good condition and repair.

E-4. Glass. Each Owner must promptly repair or replace (as needed) such broken or cracked interior and exterior glass to conform to the standard for the Property.

E-5. Utility Equipment. Each Owner is responsible, at his or her expense, for the installation, maintenance, repair, and replacement of their water heating and air heating and cooling equipment/system serving his or her Unit.

E-6. Combustibles. A Tenant may not store or maintain, anywhere on the Property, including within a Unit, vehicle or other area on the Property, explosives or materials capable of spontaneous combustion, unless otherwise allowed by local, state or federal regulations.

E-7. Report Malfunctions. A Tenant will immediately report to the Board his or her discoveries of any leak, break, or malfunction in any portion of the Property, which the Association has a duty to maintain. A Tenant who fails to promptly report a problem may be deemed negligent, in which case the Owner may be liable for any additional damage caused by the delay.

E-8. Emergencies. In case of continuous water overflow, a Tenant should immediately turn off water and TURN THE SHUT-OFF VALVES AT ANY WATER UTILIZING APPLIANCE OR ELEMENT A PART OF OR CONTAINED IN THE UNIT.

E-9. Cable, Telephone and Internet. A Tenant who subscribes directly to cable, telephone and/or internet service is solely responsible for maintaining that subscription and the appurtenant equipment. Wires may not be draped, hung, or strung on the Units or Common Elements, and the Owner of the Unit to which cable, telephone or internet service is provided to is responsible to the Association for any damage to the Property caused by the cable, telephone or internet installer or servicer. The initial installation of all cabling and wires will be installed to one point on the exterior of the Building, as determined by the Declarant or Association. Each Owner shall grant access during normal business hours to his or her Unit as necessary to complete the installation of such cabling and wiring.

E-10. Utilities. A Tenant will use all reasonable efforts to conserve the use of utilities furnished through the Association, if any.

F. GENERAL USE & MAINTENANCE OF COMMON ELEMENTS and LIMITED COMMON ELEMENTS

F-1. Intended Use. Every area and facility in the Property may be used only for its intended and obvious use and purpose. For example, streets, walkways, sidewalks, parking areas and drives are used exclusively for purposes of access, not for social congregation or recreation.

F-2. Personal Property. The sidewalks, entrances, passages, driveways, parking areas and similar portions of the Common Elements shall not be obstructed nor used for any purpose other than for ingress and egress to and from the Property and the Units. No carts, bicycles, strollers, carriages, chairs, tables or other similar objects or personal property shall be stored in, on or upon the Common Elements, except in areas, if any, designated for such purposes. All personal property must be stored within an Owner's Unit.

F-3. Grounds. Unless the Board designates that certain areas shall not be used by Tenants, Tenants shall respectfully use and enjoy the landscaped areas, lawns, beds, and plant materials on the Common Elements.

F-4. Private Functions. Private Functions are not allowed on the Common Elements, except with prior, written permission of the Board.

F-5. Abandoned Items. No item or object of any type may be stored, placed, or maintained anywhere on the General Common Elements, except by the Board or with the Board's prior written consent. Items of personal property found in the General Common Elements shall be deemed abandoned and may be disposed of by the Board.

F-6. Exterior Lighting. The Lighting that is found throughout the Property, including fixtures installed in the front doors, walkways, parking areas, and other Common Elements has been installed for the purpose of enhancing security and the aesthetics of the community. Owners and Tenants may not remove, loosen or replace these light bulbs or fixtures. Doing so may incur a fine.

G. COMMUNITY ETIQUETTE

G-1. Courtesy. Each Tenant shall endeavor to use his or her Unit and the Common Elements in a manner calculated to respect the rights and privileges of other Tenants.

G-2. Annoyance. A Tenant shall avoid doing or permitting anything to be done that will, to a person with reasonable sensibilities, annoy, harass, embarrass, or inconvenience other Owners or Tenants, their customers, patrons, invitees, tenants, agents, employees, or contractors, or the Association's employees and agents, or might be reasonably calculated to reduce the quality of and desirability of the Property.

G-3. Noise and Odors. Each Tenant must exercise reasonable care to avoid making or permitting to be made loud, disturbing, or objectionable noises or noxious odors that are likely to disturb Tenants of reasonable sensibilities of other Units, or which may unreasonably intrude on the ability of other Tenants to peacefully enjoy his or her Unit and the Common Elements.

SOUNDPROOFING NOT GUARANTEED

Neither the Declarant nor the Association guaranty soundproofing, and noise transmission between adjoining Units may occur. Declarant strongly recommends that all Owners install adequate soundproofing or soundproofing insulation in his or her Unit in the common walls

between the Units. Reasonable people may disagree about "customary" noise levels and what constitutes a "disturbance." Persons who are hypersensitive to noise may be required to tolerate a degree of noise transmission.

G-4. Hazardous Waste or Materials. Nothing shall be done or kept by any Owner or Tenant in any Unit or in the Common Elements that will increase the rate of insurance on a Unit or the Common Elements without the prior written consent of the Board. No Owner shall permit anything to be done or kept in the Owner's Unit or in the Common Elements that will result in the cancellation of insurance on any Unit or any part of the Common Elements, nor that would be in violation of any law. No waste shall be permitted to be kept by an Owner or Tenant in his or her Unit or the Common Elements. No toxic or hazardous products, gasoline, kerosene, motor oil, anti-freeze, or other flammable liquids shall be stored in the Common Elements or in any Unit, without prior written consent of the Board.

All toxic and hazardous waste products shall be properly disposed of in compliance with applicable law with respect thereto. Toxic chemicals or hydrocarbon compounds such as gasoline, motor oil, anti-freeze, solvents, paints, paint thinners, wood preservatives and other such fluids shall not be discharged into any public street or any storm drain or storm-water conveyance system within the Property. Use and disposal of pesticides, fungicides, herbicides, insecticides, fertilizers and other such chemical treatments shall meet Federal, State, and City requirements as prescribed in their respective containers. An offending Owner or Tenant shall indemnify, defend and hold harmless the City, the Association, any other Owner, the Declarant, or Tenant, from all damages, losses, claims, causes of action, liabilities, costs and expenses, including remedial costs and attorneys' fees, incurred or sustained in connection with any damage, or damage resulting from such hazardous materials kept, maintained or released in the Property.

G-5. Signs. No signs may be displayed in the Common Elements or in a manner visible from outside a Unit, other than in the designated areas by the Declaration, without prior written permission of the Board. The Board may adopt sign policies to maintain a consistent design or aesthetic for signage on the Property. As used in this Section, "sign" includes, without limitation, boards, plaques, lettering, images, symbols, pictures, shapes, lights, banners, and any other representation or medium that conveys a message. An exception to this rule is specifically made for signs advertising the lease or sale of a Unit, which are customarily used by real estate agents and real estate brokers and are within industry standards. The Association may affect the immediate removal of any sign or object which has not been approved in advance by the Board or otherwise violates the Documents, these Rules, or any sign guidelines promulgated by the Board, without liability for trespass or any other liability connected with the removal. Notwithstanding anything to the contrary stated herein, during the Development Period, the Declarant, and not the Board, must approve all signs.

G-6. Reception Interference. Each Tenant will avoid doing or permitting anything to be done that may unreasonably interfere with the television, radio, internet, wireless internet, telephonic, or electronic reception on the Property.

G-7. No Personal Service. The Association's employees and agents are not permitted or authorized to render personal services to Owners or Tenants. Each Owner and Tenant agrees that the Association is not responsible for any item, package or article left with or delivered to the Association's employees or agents on behalf of such Owner or Tenant.

G-8. No Solicitation. No Owner or Tenant shall solicit other Tenants or Owners in any manner that is not related to Association business, unless prior written approval is obtained from the Board.

G-9. Animals. No animals of any kind shall be permitted on the Property, except with the prior written permission of the Board, who may grant a variance of this section, in its sole discretion, and such variance shall be specific to the Owner or Tenant requesting such variance and shall not be deemed to be a change in these Rules as they apply to the Owners and Tenants in general. In no event shall these Rules prohibit any Service Animals as defined by the American with Disabilities Act, or other laws.

H. ARCHITECTURAL CONTROL: WORK UPON UNITS AND COMMON ELEMENTS OR LIMITED COMMON ELEMENTS

H-1. Work On Common Elements and Units. Notwithstanding any provision in the Declaration, the Documents or these Rules to the contrary, no Owner or Tenant shall perform or permit to be performed any work to any portion of his or her: (i) Unit, which work may require access to, over or through the Common Elements or other Units; or (ii) the Common Elements, without the prior consent of the Board, except in case of an emergency. All such work may only be performed by a person who shall deliver to the Board, prior to commencement of such work, in form satisfactory to the Board, the following:

- a. Releases of the Board and the Association for all claims that any person may assert in connection with such work;
- b. Indemnities of the Board and the Association, holding each and all of them harmless from and against any claims asserted for loss or damage to persons or property, including, but not limited to, Common Elements or other Units;
- c. Certificates of insurance, including liability and workmen's compensation coverage, in amounts and with companies reasonably acceptable to the Board; and
- d. All other information and protections, which the Board may reasonably require.

H-2. Glass. The Property is designed to have a single uniform glass appearance for windows and doors. Therefore, the color, tint, screening, and condition of all glass panes must conform to the building standard of the Property. An Owner or Tenant may not install film or tint glass that changes the appearance of the glass.

H-3. Prohibited Acts. In addition to the foregoing, without the prior written consent of the Board a person may not:

- a. **Signs.** Except as otherwise allowed herein, post signs, notices, or advertisements on the Common Elements, or in a Unit if the sign is visible from outside the Unit.
- b. **Hanging objects.** Place or hang an object in, on, from, or above any window that, in the sole opinion of the Board, detracts from the appearance of the Property. Prohibited objects may include planters and planter boxes, flower pots, window boxes, birdfeeders, windsocks, mobiles, wind chimes, decorative items and other outside accessories.
- c. **Cleaning items and bedding.** Hang, shake, or otherwise display linens, clothing, towels, rugs, shoes, mops, bedding, or other similar items from windows, doors, or passageways.
- d. **Decorations.** Place decorations on exterior walls, doors, fences, or on the Common Elements.

H-4. Seasonal Decorations. A Tenant may place holiday decorations on his or her Unit or from November 25th through January 10th. The Board or Association may promulgate additional rules and restrictions regarding such decorations, in its sole discretion.

H-5. Board Approval. To obtain the Architectural Reviewer's written consent for an alteration or modification, an Owner must comply with the architectural control requirements of the Declaration. An applicant may not rely on verbal assurances of a Board or Association member, manager, director, or officer. If approval is obtained, the Owner must maintain the approved item in a good and attractive condition. For example, if the Architectural Reviewer approves a potted plant, the pot must be removed if the plant dies or becomes unsightly.

I. VEHICLE RESTRICTIONS

I-1. Permitted Vehicles. To be permitted on the Property, a vehicle must be operable. For purposes of these Rules, vehicles include automobiles, motorcycles, motorized bikes, passenger trucks, small vans, and similar passenger vehicles. The following are not permitted on the Property: inoperable vehicles, boats, water vehicles (such as jet skis), campers, and recreational vehicles.

I-2. Assigned Parking. In its sole discretion, the Declarant during the Development Period or the Association thereafter may assign parking spaces for the exclusive use of a Unit. If such parking is assigned, each Owner or Tenant, or their customers, patrons, invitees, tenants, agents, employees, or contractors may only park their vehicles in parking spaces that have been assigned for the exclusive use of the Owner's or Tenant's Unit.

I-3. Repairs of Vehicles. Washing, repairs, restoration, or maintenance (including oil changes) of vehicles or trailers of any kind is expressly prohibited anywhere on the Property, except for emergency repairs, and then only to the extent necessary to enable movement of the vehicle to a repair facility.

I-4. Proper Placement. No vehicle, including motorcycles, may be driven, parked, or placed anywhere on the Property except in designated areas. Each vehicle must be parked straight-in (not

angled or sideways), so that it does not occupy more than one parking space. Motorcycles and bicycles may not be chained to buildings, fences, or any other part of the Property, unless designated for that purpose. Bicycles may only be placed in the bike racks provided in select locations, if any.

I-5. Nuisances. Each vehicle must be muffled and must be maintained and operated to minimize noise, odor, and oil emissions. The use of car horns on the Property is discouraged. No vehicle may be kept on the Property if the Board deems it to be unsightly, inoperable, inappropriate, or otherwise in violation of these Rules.

I-6. Speed. A speed limit of five (5) miles per hour will be observed, unless otherwise posted on the Property.

I-7. Private Fire Lanes/Obstructions. All drives on the Property and utility easements, on which parking of vehicles is expressly prohibited at all times, except for loading and unloading. No vehicle may be parked in a manner that impedes or prevents ready access, ingress or egress to or from the Property, driveways, or parking spaces. No vehicle may obstruct the flow of traffic, constitute a nuisance, or otherwise create a safety hazard. No vehicle may be parked, even temporarily, in spaces reserved for others, in fire lanes, or in any area designated as "No Parking."

I-8. Visitor Spaces. The use of unassigned and visitor parking spaces, as may be designated by Declarant or the Board, may only be used by visitors, and must be rotated, may not be used for storage of vehicles, may not be used for a consecutive period of more than three (3) days, unless approved by the Board, and may not be used consistently by the same driver or vehicle. Owners and Tenants are prohibited from parking in unassigned and visitor parking spaces.

I-9. Violations. A vehicle in violation of these Rules may be stickered, wheel-locked, towed, or otherwise removed from the Property by the Board or Association, at the expense of the vehicle's owner. The Board and Association expressly disclaims any liability, and any person by parking on the Property agrees to hold the Board and Association harmless, for damages or losses to vehicles on which the Association or Board exercises these remedies for violations of these Rules.

J. TRASH DISPOSAL

J-1. General Duty. Every Owner and Tenant will endeavor to keep the Property clean and will dispose of all refuse using the waste receptacles designated by the Association. Tenants may NOT litter Common Elements, and the Association may impose fines for littering in the Common Elements.

J-2. Hazards. Tenants may NOT store trash inside or outside his or her Unit in a manner that may permit the spread of fire, odors, or seepage, or in any way encourage of vermin or pests.

J-3. Trash. The Declarant, for the benefit of the community and its Owners and Tenants has contracted with a trash disposal company ("Trash Service"), which will provide trash receptacles for use by the Owners and Tenants. The Owners/Tenants will put their trash in such receptacles as

designated by the Association. The Trash Service will then pick up and empty all of the receptacles on the Property. Receptacles are to be closed at all times. Owners/Tenants must arrange privately for removal of discarded furnishings or any unusually large volume of debris or trash.

L. MISCELLANEOUS

L-1. Right to Hearing. An Owner may request in writing a hearing by the Board regarding an alleged breach of these Rules by the Owner or any person for whom the Owner is responsible. The Board will schedule a hearing within thirty (30) days after receiving the Owner's written request. At the hearing, the Board will consider the facts and circumstances surrounding the alleged violation. The Owner may attend the hearing in person, or may be represented by another person or written communication.

L-2. Mailing Address. An Owner who receives mail at any address other than the address of his or her Unit must maintain with the Association his or her current mailing address. Notifications of change of name or change of address should be clearly marked as such. All notices required to be sent to Owners by the Documents may be sent to an Owner's most recent address as shown on the records of the Association. If an Owner fails to provide a forwarding address, the address of that Owner's Unit is deemed effective for purposes of delivery.

L-3. Revision. These Rules are subject to being revised, replaced, or supplemented, and Owners and Tenants are urged to contact the Association to verify the rules currently in effect on any matter of interest. These Rules will remain effective until ten (10) days after an Owner of each Unit has been given a notice of the amendment or revocation of these Rules.

L-4. Other Rights. These Rules are in addition to and in no way shall detract from the rights of the Association under the other Documents and the laws of the State of Texas.

II. ASSESSMENT COLLECTION POLICY

301 Denali Pass Condominiums is a condominium regime created by and subject to the Declaration and the Documents. As a condominium regime, 301 Denali Pass Condominiums is also subject to the laws of the state of Texas, including but not limited to Chapter 82 of the Texas Property Code -- the Texas Uniform Condominium Act ("TUCA"). The operation of 301 Denali Pass Condominiums is vested in the 301 Denali Pass Condominium Association (the "Association"), acting through its board of directors (the "Board"). The Association is empowered to enforce the covenants of the Declaration, including the obligation of Owners to pay Assessments. In addition to rights and remedies of the Association under the Declaration, TUCA gives the Association, acting through the Board:

1. Authority to adopt and amend rules regulating the collection of delinquent Assessments and the application of payments. §82.102(a)(13).
2. Authority to impose interest and late charges for late payments of Assessments, and returned check charges. §82.102(a)(12).
3. Authority to adopt and amend rules regulating the termination of utility service to a unit, the owner of which is delinquent in the payment of an Assessment that is used, in whole or in part, to pay the cost of that utility. §82.102(a)(14).
4. Authority to suspend the voting privileges of or the use of certain Common Elements by an owner delinquent for more than 30 days in the payment of Assessments. §82.102(a)(18).
5. A private power of sale to foreclose the Assessment lien non-judicially, subject to a limited right of redemption by the unit owner. §82.113.

To establish equitable policies and procedures for the collection of delinquent Assessments, the Declarant adopts this policy for the benefit of the Association, as part of the Documents.

A. DELINQUENCIES, LATE CHARGES & INTEREST

A-1. Due Date. An Owner will timely and fully pay all Assessments, including regular assessments and special assessments. Regular assessments are due and payable on the first calendar day of each month.

A-2. Delinquent. Any Assessment that is not fully paid when due is delinquent. When the account of a Unit becomes delinquent, it remains delinquent until paid in full – including collection costs, late fees and any costs of collection posted to an Owner's account by the managing agent.

A-3. Late Fees & Interest. If the Association does not receive full payment of a regular assessment by 5:00 p.m. on the fifth calendar day of the month, the Association may levy a late fee of \$25 per month and/or interest of ten percent (10%) per annum from the first day of delinquency until the

delinquency is paid in full. After the initial month of delinquency, a late fee of \$25 may be on the first day of each month the account is delinquent until the account is current.

A-4. Liability for Collection Costs. The defaulting Owner is liable to the Association for the cost of title reports, credit reports, certified mail, long distance calls, court costs, filing fees, and other reasonable costs and attorney's fees incurred by the Association in collecting the delinquency.

A-5. Insufficient Funds. The Association may levy a charge of \$25 for any check returned to the Association marked "not sufficient funds" or the equivalent.

A-6. Waiver. Properly levied collection costs, late fees, and interest may not be waived by the Board, unless a majority of the directors determine that extraordinary circumstances warrant an adjustment to the account, in which case the adjustment must be described in detail in the minutes of the Board's meeting. Because of the potential for inadvertently affecting a waiver of the policies contained in this policy, the Board will exercise caution in granting adjustments to an Owner's account.

B. INSTALLMENTS & ACCELERATION

If a special assessment is payable in installments, and if an Owner defaults in the payment of any installment, the Association may declare the entire Assessment in default and accelerate the due date on all remaining installments of that Assessment. A special assessment payable in installments may be accelerated only after the Association gives the Owner at least fifteen (15) days prior notice of the default and the Association's intent to accelerate the unpaid balance if the default is not timely cured. Following acceleration of the indebtedness, the Association has no duty to reinstate the installment program upon partial payment by the Owner.

C. PAYMENTS

C-1. Application of Payments. After the Association notifies the Owner of a delinquency and the Owner's liability for late fees or interest, and collection costs, any payment received by the Association may be applied in the following order, starting with the oldest charge in each category, until that category is fully paid, regardless of the amount of payment, notations on checks, and the date the obligations arose:

(1) Collection costs and attorney's fees	(8) Delinquent Utility Assessments
(2) Fines	(9) Delinquent Regular Assessments
(3) Reimbursable expenses	(10) Current Individual Assessments
(4) Late charges & interest	(11) Current Deficiency Assessments
(5) Delinquent Individual Assessments	(12) Current Special Assessments

(6) Delinquent Deficiency Assessments	(13) Current Utility Assessments
(7) Delinquent Special Assessments	(14) Current Regular Assessments

C-2. Form of Payment. The Association may require that payment of delinquent Assessments be made only in the form of check, cashier's check, or certified funds.

C-3. Partial and Conditioned Payment. The Association may refuse to accept partial payment (i.e., less than the full amount due and payable) and payments to which the payer attaches conditions or directions contrary to the Board's policy for applying payments. The Association's endorsement and deposit of a payment does not constitute acceptance. Instead, acceptance by the Association occurs when the Association posts the payment to the Unit's account. If the Association does not accept the payment at that time, it will promptly refund the payment to the payer. A payment that is not refunded to the payer within thirty (30) days after being deposited by the Association may be deemed accepted as to payment, but not as to words of limitation or instruction accompanying the payment. The acceptance by the Association of partial payment of delinquent Assessments does not waive the Association's right to pursue or to continue pursuing its remedies for payment in full of all outstanding obligations.

C-4. Notice of Payment. If the Association receives full payment of the delinquency after recording a notice of lien, the Association will cause a release of notice of lien to be publicly recorded, a copy of which will be sent to the Owner. The Association may require the Owner to prepay the cost of preparing and recording the release.

C-5. Correction of Credit Report. If the Association receives full payment of the delinquency after reporting the defaulting Owner to a credit reporting service, the Association will report receipt of payment to the credit reporting service.

D. LIABILITY FOR COLLECTION COSTS

The defaulting Owner is liable to the Association for the cost of title reports, credit reports, certified mail, long distance calls, filing fees, and other reasonable costs and attorney's fees incurred in the collection of the delinquency, which amounts are secured by a lien against the unit.

E. COLLECTION PROCEDURES

E-1. Delegation of Collection Procedures. From time to time, the Association may delegate some or all of the collection procedures, as the Board in its sole discretion deems appropriate, to the Association's managing agent, an attorney, or a debt collector, and the initial Collection Schedule is set forth below in Section E-18.

E-2. Delinquency Notices. If the Association has not received full payment of an Assessment by the due date, the Association may send one or more written notices of nonpayment to the defaulting owner, by hand delivery, first class mail, and/or by certified mail, stating the amount

delinquent. The Association's delinquency-related correspondence may state that if full payment is not timely received, the Association may pursue any or all of the Association's remedies, at the sole cost and expense of the defaulting owner.

E-3. Collection by Attorney. After giving the Owner notice of the delinquency, the Association may refer the delinquent account to an attorney for collection. In that event, the defaulting owner will be liable to the Association for its legal fees and expenses.

E-4. Verification of Owner Information. The Association may obtain a title report to determine the names of the owners and the identity of other lienholders, including the mortgage company.

E-5. Notification of Mortgage Lender. The Association may notify the mortgage lender of the default obligations.

E-6. Notification of Credit Bureau. The Association may report the defaulting owner to one or more credit reporting services.

E-7. Notice of Lien. The Association may cause a notice of the Association's Assessment lien against the unit to be publicly recorded. In that event, a copy of the notice will be sent to the defaulting Owner, and may be sent to his or her mortgage holder.

E-8. Foreclosure of Lien -- Non-judicially. The Board may instruct an attorney, officer, or agent of the Association to notify the defaulting Owner of the Association's intent to foreclose its Assessment lien, to post the property for public auction, and to conduct a public auction of the unit on the steps of the county courthouse in accordance with State law and the Association's documents. The Board may not foreclose a lien consisting solely of fines or securing money for which the Association has obtained a personal money judgment.

E-9. Foreclosure of Lien -- Judicially. The Association may file suit against the Owner for judicial foreclosure of the Association's Assessment lien, this action may be combined with a claim against the Owner's personal liability, for recovery of a money judgment.

E-10. Suit for Owner's Personal Liability. Whether or not the Association forecloses the Association's Assessment lien, the Board may file suit for a personal judgment against the defaulting Owner, and may execute on the judgment.

E-11. Possession Following Foreclosure. If the Association purchases the Unit at public auction, the Board may immediately institute actions to recover possession.

E-12. Limited Right of Redemption. If the Association buys a Unit at the non-judicial foreclosure sale of its Assessment lien, the Association's ownership is subject to a ninety (90) day right of redemption by the Owner. TUCA's statutory right of redemption does not apply to judicial foreclosures or foreclosures of judgment liens.

E-13. Collection Agency. The Board may employ or assign the debt to one or more collection

agencies.

E-14. Cancellation of Debt. If the Board deems the debt to be uncollectible, the Board may elect to cancel the debt on the books of the Association, in which case the Association may report the full amount of the forgiven indebtedness to the Internal Revenue Service as income to the defaulting Owner.

E-15. Suspension of Voting Rights. The Association may suspend the voting rights of an Owner whose account with the Association is delinquent for at least thirty (30) days.

E-16. Suspension of Use of Certain Facilities or Services. The Association may suspend the use of the Common Element amenities by an Owner, or his or her tenant or Tenant, whose account with the Association is delinquent for at least thirty (30) days.

E-17. Utility and Service Shut-Off. The Association may terminate utility service or any other service provided to the Unit by the Association, for which Assessments used to pay the cost of that utility are delinquent, according to the Association's utility and service shut-off policy.

E-18. Initial Collection Schedule. The following Collection Schedule shall apply, unless modified by the Board:

Collection Action	Late Charge *	Administrative Fee *	Other Fees *
1 st Notice: Courtesy Notice	Per governing Documents	\$25.00	N/A
2 nd Notice: Notice of intent to perform a title search	Per governing Documents	\$25.00	N/A
3 rd Notice: Notice to evaluate property's debt security (sent by certified mail)	Per governing Documents	\$50.00	\$50.00 Title Search Fee charged to Owner's account
4 th Notice: Notice to Turnover to Collection Agent/Attorney (sent by certified mail)	Per governing Documents	\$50.00	\$150.00 Escalated Property Processing Fee charged to Owner's account

Board approval needed to send to attorney	Per governing Documents	\$100.00	
Collection is sent to attorney	Per governing Documents	\$100.00	\$100.00 fee to process file to third party debt collector. Owner is responsible for all related attorneys' fees, expenses and court costs paid by and/or charged to the Association.

* OWNER IS RESPONSIBLE FOR ALL LATE CHARGES, ADMINISTRATIVE FEES, OTHER FEES AND ATTORNEY'S FEES AND EXPENSES. Non-sufficient funds payment will be charged an additional \$25.00.

E-19. Payment Plans. Payment plans may be approved by the Board for extenuating circumstances, at the sole discretion of the Board. Owner's shall be required to sign an agreement documenting the payment plan, and if an Owner fails to abide by the payment plan then the Board shall immediately turn over the delinquent account to the Association's attorney for collection, unless otherwise determined by the Board in its sole discretion. An Owner shall contact the Board, if he or she needs to discuss a payment plan.

F. GENERAL PROVISIONS

F-1. Independent Judgment. Notwithstanding the contents of this detailed policy, the officers, directors, manager, and attorney of the Association will exercise their independent, collective, and respective judgment in applying this policy.

F-2. Other Rights. This policy is in addition to and does not detract from the rights of the Association to collect Assessments under the Association's Documents and the laws of the State of Texas.

F-3. Limitations of Interest. The Association, and its officers, directors, managers, and attorneys, intend to conform strictly to the applicable usury laws of the State of Texas. Notwithstanding anything to the contrary in the Documents or any other document or agreement executed or made in connection with this policy, the Association will not in any event be entitled to receive or collect, as interest, a sum greater than the maximum amount permitted by applicable law. If from any circumstances whatsoever, the Association ever receives, collects, or applies as interest a sum in excess of the maximum rate permitted by law, the excess amount will be applied

to the reduction of unpaid special and regular assessments, or reimbursed to the Owner if those Assessments are paid in full.

F-4. Notices. Unless the Documents, State law, or this policy provide otherwise, any notice or other written communication given to an Owner pursuant to this policy will be deemed delivered to the Owner upon depositing same with the U.S. Postal Service, addressed to the Owner at the most recent address shown on the Association's records, or on personal delivery to the Owner. If the Association's records show that a unit is owned by two (2) or more persons, notice to one co-Owner is deemed notice to all co-Owners. Similarly, notice to one Tenant is deemed notice to all Tenants. Written communications to the Association, pursuant to this policy, will be deemed given on actual receipt by the Association's president, secretary, managing agent, or attorney.

F-5. Definitions. Words and phrases used in this policy have the same meanings given to them by the Declaration.

F-6. Amendment of Policy. This policy will remain effective until ten (10) days after the Association delivers to an Owner of each Unit notice of amendment or revocation of this policy. The notice may be published and distributed in an Association newsletter or other community-wide publication.

III. FINING POLICY

1. Background. This fining policy is based on the requirements of Sec. 82.102(d) and (e) of TUCA. To establish policies and procedures for fining under TUCA, the Declarant adopts this policy for the benefit of the Association, as part of the Documents.

2. Policy. The Association uses fines to discourage violations of the Documents, and to encourage compliance when a violation occurs - not to punish violators or generate revenue for the Association. Although a fine may be an effective and efficient remedy for certain types of violations or violators, it is only one of several methods available to the Association for enforcing the Documents. The Association's use of fines does not interfere with its exercise of other rights and remedies for the same violation. Nor may the Association use fines to the exclusion of other remedies.

3. Owner's Liability. An Owner is liable for fines levied by the Association for violations of the Documents by the Owner, the Tenants of the Unit, and the customers, patrons, invitees, tenants, agents, employees, or contractors of the Owner and Tenants. Regardless of who performs the violation, the Association will direct its communications to the Owner, although the Association may send copies of its notices to the Tenant.

4. Violation Hearing. An Owner may request in writing a hearing by the Board to contest the fine. To request a hearing before the Board, an Owner must submit a written request to the Association's manager within thirty (30) days after the date of the violation notice. Within fifteen (15) days after Owner's request for a hearing, the Association will give the Owner at least fifteen (15) days' notice of the date, time, and place of the hearing. The hearing will be scheduled to provide a reasonable opportunity for both the Board and the Owner to attend. Pending the hearing, the Association may continue to exercise its other rights and remedies for the violation, as if the declared violation were valid. The Owner's request for a hearing suspends only the levy of a fine. The hearing will be held in a closed or executive session of the Board. At the hearing, the Board will consider the facts and circumstances surrounding the violation. The Owner may attend the hearing in person, or may be represented by another person or written communication. No audio or video recording of the hearing may be made. The minutes of the hearing must contain a statement of the results of the hearing and the fine, if any, imposed. A copy of the violation notice and request for hearing should be placed in the minutes of the hearing. If the Owner appears at the meeting, the notice requirements will be deemed satisfied.

5. Levy of Fine. Within thirty (30) days after levying the fine, the Board must give the Owner notice of the levied fine. If the fine is levied at the hearing at which the Owner is actually present, the notice requirement will be satisfied if the Board announces its decision to the Owner at the hearing. Otherwise, the notice must be in writing. In addition to the initial levy notice, the Association will give the Owner periodic written notices of an accruing fine or the application of an Owner's payments to reduce the fine. The periodic notices may be in the form of monthly statements or delinquency notices.

6. Amount. The Association may set fine amounts on a case by case basis, provided the fine is reasonable in light of the nature, frequency, and effects of the violation. The Association may establish a schedule of fines for certain types of violations. If circumstances warrant a variance from the schedule, the Board will document the reasons for the variance in the minutes of its meeting. The amount and cumulative total of a fine must be reasonable in comparison to the violation, and should be uniform for similar violations of the same provision of the Documents. If the Association allows fines to accumulate, it will establish a maximum amount for a particular fine, at which point the total fine will be capped.

7. Type of Levy. If the violation is ongoing or continuous, the fine may be levied on a periodic basis (such as daily, monthly, or quarterly), beginning on the Start Date. If the violation is not ongoing, but is instead sporadic or periodic, the fine may be levied on a per occurrence basis.

8. Collection of Fines. The Association is not entitled to collect a fine from an Owner to whom it has not given notice and an opportunity to be heard. The Association may not foreclose its Assessment lien on a debt consisting solely of fines. The Association may not charge interest or late fees for unpaid fines.

9. Amendment of Policy. This policy may be revoked or amended from time to time by the Board. This policy will remain effective until ten (10) days after the Association delivers to an Owner of each Unit notice of amendment or revocation of this policy. The notice may be published and distributed in an Association newsletter or other community-wide publication.

IV. MOLD POLICY RECITALS

1. Background. Because of extensive news coverage in recent years relating to mold, the public and the insurance industry have a heightened awareness of and sensitivity to anything pertaining to mold. In a condominium context, the mold issue has numerous facets. Like many other maintenance issues, the community of Owners must know where to draw the line between the Association's responsibility and the Owner's responsibility. The purpose of this Mold Policy ("Policy") is to help draw that line.

2. Mold Information. In adopting this Policy, the Association relies on information about mold obtained from government sources, including the "Mold" and "Mold and Your Home" website sponsored by the U. S. Environmental Protection Agency at www.epa.gov/mold. On the date of this Policy, the website contains this information about Mold Cleanup in Your Home at <http://www.epa.gov/mold/mold-cleanup-your-home#TipsandTechniques>:

"Fix plumbing leaks and other water problems as soon as possible. Dry all items completely. Scrub mold off hard surfaces with detergent and water, and dry completely.

Additional information may be found at <http://www.epa.gov/sites/production/files/2014-08/documents/moldguide.pdf>:

"The key to mold control is moisture control. If mold is a problem in your home, you should clean up the mold promptly *and* fix the water problem. It is important to dry water-damaged areas and items within 24-48 hours to prevent mold growth.

3. Owner/Tenant Duty. Because the Association does not have continual access to the individually owned Units, the Association relies on Owners and Tenants to control the moisture levels in their Units, and to promptly identify and report water leaks and water penetrations in their Units. That a Unit is vacant or occupied by a person other than the Owner does not relieve the Owner from fulfilling his or her obligations to the Association and to the Owners of Units that adjoin his or her Unit. Although the Tenant, if not the Owner, may perform the obligations, the Owner is ultimately responsible if the non-Owner Tenant fails or refuses to perform.

4. Insurance. On the date of this Policy, the Association does not provide insurance coverage for mold. An Owner who wants insurance coverage with respect to mold and mold-related damages is advised to purchase such insurance coverage as part of his or her owner's insurance policy.

5. Mold Reminders. Mold spores are a natural component of our environment. Mold spores are everywhere - in the outside air and inside of Units. In addition to air-borne mold, visible surface mold is a common occurrence in wet areas, such as showers. Air quality tests for mold are capable of being unreliable as determinates of a health problem.

MOLD RULES

A. Inspect for Surface Mold. Each Tenant and Owner shall regularly inspect his or her entire Unit (including inside closets and cabinets, and behind furniture and appliances) and the appurtenant Limited Common Elements for visible surface mold and will promptly remove same using procedures recommended by an appropriate source, such as the U. S. Environmental Protection Agency (www.epa.gov). Similarly, the Tenant and Owner will be alert to odors associated with mold, and will try to locate the source of such odor when detected.

B. Inspect for Water Leaks. Each Tenant and Owner will regularly inspect his or her entire Unit (including inside closets and cabinets, and behind furniture and appliances) and the appurtenant Limited Common Elements for leaks, breaks, or malfunctions of any kind that may emanate from or cause damage to the Common Elements or another Unit. When possible, such inspection will be performed after rains when leaks from wind-driven rain are most likely to be evident. Typical indicators of water penetration problems include: water leaks around windows, doors, flues, and vents; standing water on a floor; and water stains on ceilings and walls.

C. Monitor Water Appliances. Each Owner is responsible for the inspection, maintenance, repair, and replacement of all water-using appliances and fixtures in the Unit or serving the Unit exclusively, such as dishwashers, water heaters, washing machines, ice-makers, toilets, or air conditioning drip pans. The Owner is solely responsible for any damage to his or her Unit, another Unit, or the Common Elements coming from the appliances and fixtures in his or her Unit or serving his or her Unit exclusively, regardless of the nature or exact location of the water source.

D. Report. A Tenant or Owner will promptly report to the Association his or her discovery of any leak, break, or malfunction in any portion of his or her Unit or the adjacent Common Elements for which the Association has a maintenance responsibility. The origin of a water leak can be difficult to locate and may require repeated attempts to repair. The failure of the Association or its contractors to effectively stop a water leak on the first repair attempt is not uncommon and must not dissuade a Tenant or Owner from reporting the leak again on its next occurrence. The failure of an Owner or Tenant to promptly report a water leak or water penetration problem may be deemed negligence, thereby making the Tenant or Owner liable for any additional damage caused by the delay reporting.

E. Mitigate. To mitigate damage from water leaks and penetrations, and to discourage mold, the Tenant or Owner of a Unit that experiences a water leak or penetration must promptly dry, clean, and disinfect the wet area. If the water penetration is inside a wall cavity or above a ceiling, it may be necessary to cut a hole in the wall or ceiling to circulate air that will dry the wet materials.

F. Humidity. To discourage mold in his or her Unit, the Owner or Tenant should maintain an inside humidity level under sixty percent (60%). If condensation or moisture collects on windows, walls or pipes, the Owner or Tenant should promptly dry the wet surface and reduce the moisture/water source. Condensation can be a sign of high humidity.

G. Negligence. The failure to promptly and properly repair a water-related problem in the Unit may be deemed negligence by the Owner, who may be liable for any additional damage caused by the failure or the delay.

H. Information. For more information about mold, please consult a reliable source, such as "A Brief Guide to Mold, Moisture, and Your Home," a brochure published by the U. S. Environmental Protection Agency, which is available on its website at <http://www.epa.gov/sites/production/files/2014-08/documents/moldguide.pdf>.

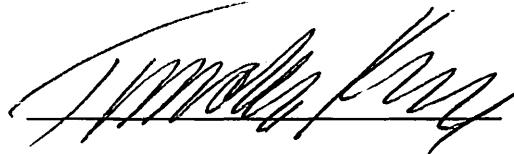
V. CERTIFICATION & ACKNOWLEDGMENT

As the Declarant of 301 Denali Pass Condominiums and the initial and sole member of the 301 Denali Pass Condominium Association, I certify that the foregoing 301 Denali Pass Condominiums Community Manual was adopted by the Board of Directors of the Association for the benefit of the Association as part of the initial project documentation for 301 Denali Pass Condominiums, located in Williamson County, Texas.

DATED TO BE EFFECTIVE on this the 17th day of April, 2017.

APPROVED BY MEMBERS:

TKRESS LLC



By: Timothy Kress, Manager

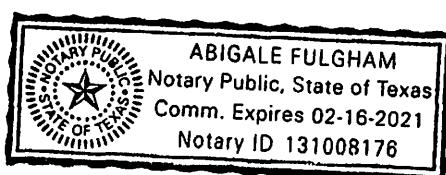
ACKNOWLEDGEMENT

THE STATE OF TEXAS
COUNTY OF WILLIAMSON

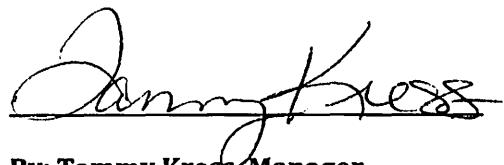
§

§

This instrument was acknowledged before me on the 17th day of April, 2017, by Timothy Kress, as Manager of TKress LLC.



Abigale Fulgham
Notary in and for the State of Texas



By: Tammy Kress, Manager

ACKNOWLEDGEMENT

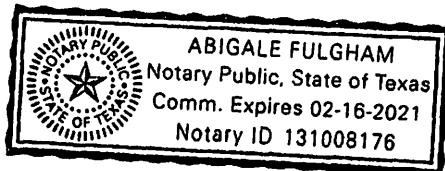
THE STATE OF TEXAS

§

COUNTY OF WILLIAMSON

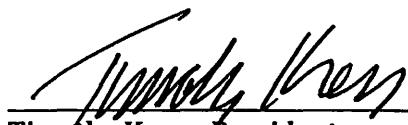
§

This instrument was acknowledged before me on the 17th day of April, 2017, by Tammy Kress, as Manager of TKress LLC.

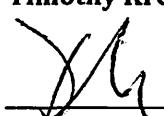


Notary in and for the State of Texas

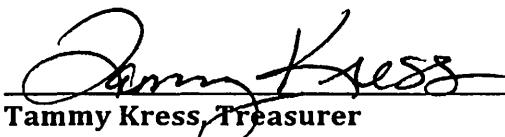
APPROVED BY DIRECTORS:



Timothy Kress, President



DeeDee Biscoe, Secretary



Tammy Kress, Treasurer

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS 2017041487

COND Fee: \$125.00
05/09/2017 12:21 PM Tkirk




Nancy E. Rister
County Clerk
Williamson County, Texas