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*Dana DeBeauvoir*

Dana DeBeauvoir, County Clerk  
Travis County, Texas

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**2021196078**

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**NOTICE OF DEDICATORY INSTRUMENTS**  
*for*  
**LAKECLIFF ON LAKE TRAVIS PROPERTY OWNERS ASSOCIATION**

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THE STATE OF TEXAS       §  
  §  
COUNTY OF TRAVIS       §

The undersigned, being the authorized representative of Lakecliff on Lake Travis Property Owners Association (“Association”), a property owners’ association as defined in Section 202.001 of the Texas Property Code hereby certifies as follows:

1.     Property: The Property to which the Notice applies is described as follows:

Lakecliff on Lake Travis, Section One, a subdivision in Travis County, Texas according to the map or plat thereof recorded in Volume 94, Pages 116-119, as re-platted at Volume 95, Pages 69-70 of the Map Records of Travis County, Texas.

Lakecliff on Lake Travis, Section Two, a subdivision in Travis County, Texas according to the map or plat thereof recorded in Document No. 2001184796 of the Map Records of Travis County, Texas.

Lakecliff on Lake Travis, Section Three, a subdivision in Travis County, Texas according to the map or plat thereof recorded in Volume 97, Pages 80-81 of the Map Records of Travis County, Texas.

Lakecliff on Lake Travis, Section Five, a subdivision in Travis County, Texas according to the map or plat thereof recorded in Volume 102, Pages 267-268, as re-platted at Document No. 200500186 of the Map Records of Travis County, Texas.

Lakecliff on Lake Travis, Section Six, a subdivision in Travis County, Texas according to the map or plat thereof recorded in Document No. 200000343 of the Map Records of Travis County, Texas.

Lakecliff on Lake Travis, Section Seven, a subdivision in Travis County, Texas according to the map or plat thereof recorded in Document No. 200100317 of the Map Records of Travis County, Texas.

Lakecliff on Lake Travis, Section Eight, a subdivision in Travis County, Texas according to the map or plat thereof recorded in Document No. 200100316 of the Map Records of Travis County, Texas.

Lakecliff on Lake Travis, Section Nine, a subdivision in Travis County, Texas according to the map or plat thereof recorded in Document No. 200100314 of the Map Records of Travis County, Texas.

Lakecliff on Lake Travis, Section Ten, a subdivision in Travis County, Texas according to the map or plat thereof recorded in Document No. 200100313, as re-platted at Document No. 201500195 of the Map Records of Travis County, Texas.

Lakecliff on Lake Travis, Section Eleven, a subdivision in Travis County, Texas according to the map or plat thereof recorded in Document No. 200100315 of the Map Records of Travis County, Texas.

Lakecliff on Lake Travis, Section Twelve, a subdivision in Travis County, Texas according to the map or plat thereof recorded in Document No. 200100324 of the Map Records of Travis County, Texas.

Lakecliff on Lake Travis, Section Thirteen, a subdivision in Travis County, Texas according to the map or plat thereof recorded in Document No. 200100319 of the Map Records of Travis County, Texas.

2. Restrictive Covenants: The description of the documents imposing restrictive covenants on the Property, the amendments to such documents, and the recording information for such documents are as follows:

- a. Documents:

- (1) Lakecliff on Lake Travis Consolidated, Amended and Restated Declaration of Covenants, Conditions and Restrictions.
- (2) First Amendment to Lakecliff on Lake Travis Consolidated, Amended and Restated Declaration of Covenants, Conditions and Restrictions.

- b. Recording Information:

- (1) Travis County Clerk's File No. 2019034831.
- (2) Travis County Clerk's File No. 2021020141.

3. Other Dedicatory Instruments: In addition to the Restrictive Covenants identified in Paragraph 2 above, the following documents are Dedicatory Instruments governing the Association which were previously recorded in the Official Public Records of Real Property of Travis County, Texas:

- a. Document:

- (1) Unanimous Written Consent of Board of Directors of Lakecliff on Lake Travis Property Owners Association Amending Bylaws.
- (2) Unanimous Written Consent of Board of Directors of Lakecliff on Lake Travis Property Owners Association Amending Bylaws.
- (3) Unanimous Written Consent of Board of Directors of Lakecliff on Lake Travis Property Owners Association Amending Bylaws.

b. Recording Information:

- (1) Travis County Clerk's File No. 2017179498.
- (2) Travis County Clerk's File No. 2017001111.
- (3) Travis County Clerk's File No. 2014180626.

4. Dedictory Instruments: In addition to the Dedictory Instruments identified in Paragraph 3 above, the following documents are Dedictory Instruments governing the Association:

- a. Security Measures Policy for Lakecliff on Lake Travis Property Owners Association.
- b. Display of Religious Items Policy for Lakecliff on Lake Travis Property Owners Association.
- c. Bid Solicitation Policy for Lakecliff on Lake Travis Property Owners Association.
- d. Swimming Pool Enclosures Policy for Lakecliff on Lake Travis Property Owners Association.
- e. 209 Hearing Policy for Lakecliff on Lake Travis Property Owners Association.

True and correct copies of such Dedictory Instruments are attached to this Notice.

This Notice is being recorded in the Official Public Records of Real Property of Travis County, Texas for the purpose of complying with Section 202.006 of the Texas Property Code. I hereby certify that the information set forth in this Notice is true and correct and that the copies of the Dedictory Instruments attached to this Notice are true and correct copies of the originals.

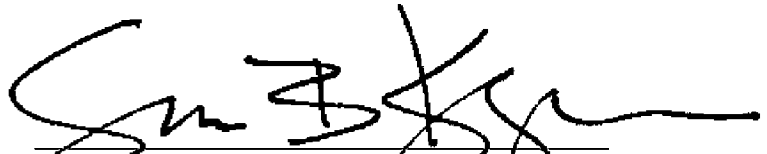
Executed on this 30<sup>th</sup> day of August, 2021.

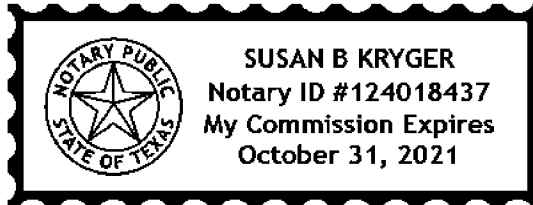
**LAKECLIFF ON LAKE TRAVIS PROPERTY OWNERS ASSOCIATION**

By:   
Cliff Davis, authorized representative

THE STATE OF TEXAS     §  
  §  
COUNTY OF HARRIS     §

BEFORE ME, the undersigned notary public, on this 30<sup>th</sup> day of August, 2021 personally appeared Cliff Davis, authorized representative of Lakecliff on Lake Travis Property Owners Association, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and in the capacity therein expressed.

  
Notary Public in and for the State of Texas



SECURITY MEASURES POLICY  
for  
LAKECLIFF ON LAKE TRAVIS PROPERTY OWNERS ASSOCIATION

STATE OF TEXAS           §

COUNTY OF TRAVIS       §

I, DANIEL C. WITNER, Secretary of Lakecliff on Lake Travis Property Owners Association (the "Association"), do hereby certify that in the open session of a properly noticed meeting of the Board of Directors (the "Board") of the Association, duly called and held on the 30<sup>th</sup> day of August, 2021, with at least a quorum of the Board members being present and remaining throughout, and being duly authorized to transact business, the following Security Measures Policy was duly approved by at least a majority vote of the members of the Board present at the meeting.

**RECITALS**

1. The property encumbered by this Security Measures Policy is that property restricted by the First Amendment to Lakecliff on Lake Travis Consolidated, Amended and Restated Declaration of Covenants, Conditions and Restrictions recorded at Document No. 2021020141 of the Official Public Records of Real Property of Travis County, Texas (the "Declaration"), as same has been or may be amended and/or supplemented from time to time, and any other property which has been or may be subsequently annexed thereto and made subject to the authority of the Association.

2. Article 9, Section 9.2 of the Declaration grants the Association and Article 3, Section 3.9 of the Declaration grants the Architectural Control Authority (the "ACC") the power to adopt rules, regulations and/or guidelines regarding the installation of improvements on a Lot.

3. The Board has determined that, in order to provide guidance regarding security measures authorized by Texas Property Code Section 202.023, it is appropriate for the Association to adopt a Security Measures Policy for the properties under the jurisdiction of the Association.

4. This Security Measures Policy replaces and supersedes any previously recorded or implemented policy that addresses the subjects contained herein, if any, adopted by the Association.

5. Any reference made herein to approval by the Architectural Control Authority means prior written approval by the ACC.

6. All capitalized terms in this Policy shall have the same meanings as that ascribed

*Security Measures Policy for Lakecliff on Lake Travis Property Owners Association*

*Page 1 of 7*

to them in the Declaration.

## SECURITY MEASURES POLICY

1. **ACC Application Required.** Before any security measure contemplated by Section 202.023(a) of the Texas Property Code (“Code”) is constructed or otherwise erected on a Lot, an ACC application must be submitted to the Association and approved in writing in accordance with the Declaration. The following information must be included with the application:

- a. Type of security measure;
- b. Location of proposed security measure;
- c. General purpose of proposed security measure; and
- d. Proposed construction plans and/or site plan.

Owners are encouraged to be aware of the following issues when seeking approval for and installing a security measure:

- a. The location of property lines for the Lot. Each Owner should consider obtaining a survey before installing a security measure;
- b. Easements in the area in which the security measure is to be installed;
- c. Underground utilities in the area in which the security measure is to be installed.

**The Association is not obligated to review an Owner’s ACC security measure application if the request is not feasible for the lot or Section of the property. Owners should be aware that a security measure may have to be removed if a person or entity with superior rights to the location of a security measure objects to the placement of the security measure.**

2. **Type of Fencing.** The Code authorizes the Association to regulate the type of security measure fencing that an Owner may install on a Lot.

- a. Security measure fencing generally
  - (i) Security measure fencing cannot contain Decorative elements and embellishments (whether part of the fence construction or are add-on decorative elements/embellishments). This prohibition includes, but is not limited to, prohibiting finials (of any shape or design), fleur de lis, points, spears (of any shape or design), and gate toppers of any type.
  - (ii) Unless otherwise provided by the Association’s dedicatory instruments, chain link, brick, concrete, barbed wire, vinyl, and stone security measure fencing is expressly prohibited and will not be approved by the ACC.

- (iii) No vines or vegetation shall be allowed to grow on security measure fencing.
- b. Security measure fencing forward of the residential structure on a Lot as depicted on the applicable Lot survey:
- (i) Must be metal fencing (either steel, wrought iron, or aluminum) powder coated measuring no more than six feet (6') in height. The ACC shall have the discretion to approve any other type of metal security measure fencing, however, the following types of metal fencing are prohibited and will not be approved: (1) stamped metal fencing (including gates); (2) metal panel fencing; and (3) solid metal fencing. It is the intent of this Policy that all security measure fencing forward of the twenty foot (20') front building line on a Lot have the appearance of what is commonly called "wrought iron fencing";
  - (ii) Must consist of straight horizontal rails and straight vertical pickets and/or posts;
  - (iii) Must be black or any color approved by the ACC (including gates);
  - (iv) Security measure fencing pickets shall be 3/4", 4" on center with 1-1/4" top and bottom rails. All framing must be on the inside (i.e., the residence side) of the security measure fencing;
  - (v) Any driveway or pedestrian gates on security measure fencing must be of the same material as the fencing and swing inward and related fence motors/equipment must be kept screened from view with evergreen shrubs or in such other manner approved in writing by the ACC;
  - (vi) When security measure fencing meets a wood fence, the security measure fencing may not be attached to the wood fence. The security measure fencing shall be terminated with a three-inch (3") metal post (either steel, wrought iron, or aluminum) adjacent to the wood post/wood fencing; and
  - (vii) Chain link, brick, concrete, barbed wire, vinyl, wood, electrified and stone security measure fencing is expressly prohibited and will not be approved by the ACC.



- c. Restrictions as to Lots located in Lakecliff on Lake Travis, Section 11:
- (i) For Lots in Section 11 of a structure that can feasibly accommodate a fence within the perimeter of the Lot, the following types of security measure fencing are approvable:
    - a. Rear yard fencing five feet (5') in height; flat top style; wrought iron and powder coated black
    - b. Rear yard fencing is defined as fencing that does not extend past the front façade of the home.
    - c. Front yard fencing can be installed on a case-by-case basis with ACC review and approval, but the fencing must match the size, style and color mandated by this Section.
    - d. The Association shall not cost share in the maintenance or installation of fence on a common property line between a private lot and an Association or Club owned lot.
  - (ii) For all Lots in Section 11 whose structure cannot feasibly accommodate a fence absent a violation of Section 4 below, security measure fencing will not be permitted.
- d. All security measure fencing must be installed per the manufacturer's specifications and all electric gates must be installed by a licensed electrician in accordance with all applicable codes and applicable governmental regulations.
- e. Placement of fencing and/or security measures of any type must comply with Texas, City of Austin and/or Travis County Regulations and Ordinances, if any.
- f. The ACC shall have the discretion to determine any additional types of approvable or prohibited security measure fencing.
- g. If the proposed security measure fencing is located on one or more shared Lot lines with adjacent Lot(s) ("Affected Lots"), all Owners of record of the Affected Lots must sign the ACC application evidencing their consent to the security measure fencing before the requesting Owner ("Requesting Owner") submits the ACC application to the ACC. In the event that the Affected Lot Owner(s) refuse to sign the ACC application as required by this section, the Affected Lot Owner(s) and Requesting Owner hereby acknowledge and agree that the Association shall have no obligation to participate in the resolution of any resulting dispute in accordance with this Policy.

3. **Burglar Bars, Security Screens, Front Door Entryway Enclosures.** All burglar bars, security screens, and front door entryway enclosure shall be black or any color approved by the ACC. Notwithstanding the foregoing, the ACC shall have the discretion to approve another color for burglar bars, security screens and front door entry enclosure if, in the sole and absolute discretion of the ACC (subject to an appeal to the Board of Directors in the event of an ACC denial), the proposed color of the burglar bars, security screens, and front door entryway enclosures complements the exterior color of the dwelling. All burglar bars and front door entry enclosures must be comprised of straight horizontal cross-rails and straight vertical pickets. Decorative elements and embellishments (whether part of the original construction of the burglar bar or security screen or are add-on decorative elements/embellishments) of any type are prohibited on burglar bars, security screens, and front door entryway enclosures.

4. **Location.** A security measure may be installed only on an Owner's Lot, and may not be located on, nor encroach on, another Lot, street right-of-way, Association Common Area, or any other property owned or maintained by the Association. No fence shall be installed in any manner that would prevent someone from accessing property that they have a right to use/access.

5. **Disputes; Disclaimer; Indemnity.** Security measures, including but not limited to, security cameras and security lights shall not be permitted to be installed in a manner that the security measure is aimed/directed at an adjacent property which would result in an invasion of privacy, or cause a nuisance to a neighboring Owner or resident. **In the event of a dispute between Owners or residents regarding security measure fencing, or a dispute between Owners or residents regarding the aim or direction of a security camera or security light, the Association shall have no obligation to participate in the resolution of the dispute. The dispute shall be resolved solely by and between the Owners or residents.**

EACH OWNER AND OCCUPANT OF A LOT WITHIN THE PROPERTY ACKNOWLEDGES AND UNDERSTANDS THAT THE ASSOCIATION, INCLUDING ITS DIRECTORS, OFFICERS, MANAGERS, AGENTS, EMPLOYEES AND THE ACC, ARE NOT INSURERS AND THAT EACH OWNER AND OCCUPANT OF ANY DWELLING AND/OR LOT THAT HAS A SECURITY MEASURE THAT HAS BEEN OR WILL BE INSTALLED PURSUANT TO THIS POLICY ASSUMES ALL RISKS FOR LOSS OR DAMAGE TO PERSONS, TO DWELLINGS AND IMPROVEMENTS AND TO THE CONTENTS OF DWELLINGS AND IMPROVEMENTS, AND FURTHER ACKNOWLEDGES THAT THE ASSOCIATION, INCLUDING ITS DIRECTORS, OFFICERS, MANAGERS, AGENTS, EMPLOYEES AND THE ACC, HAVE MADE NO REPRESENTATIONS OR WARRANTIES NOR HAS ANY OWNER OR OCCUPANT RELIED UPON ANY REPRESENTATIONS OR WARRANTIES, EXPRESSED OR IMPLIED, INCLUDING ANY WARRANTY OF MERCHANTABILITY OR FITNESS FOR ANY PARTICULAR PURPOSE, RELATIVE TO ANY SECURITY MEASURE THAT MAY BE APPROVED BY THE ACC PURSUANT TO THIS POLICY.

**OWNERS OF LOTS WITHIN THE PROPERTY HEREBY AGREE TO INDEMNIFY, PROTECT, HOLD HARMLESS, AND DEFEND (ON DEMAND) THE ASSOCIATION, INCLUDING ITS DIRECTORS, OFFICERS, MANAGERS, AGENTS, EMPLOYEES AND**

COMMITTEE MEMBERS COMPRISING THE ACC (COLLECTIVELY REFERRED TO AS THE "INDEMNIFIED PARTIES") FROM AND AGAINST ALL CLAIMS (INCLUDING WITHOUT LIMITATION CLAIMS BROUGHT BY AN OWNER OR OCCUPANT) IF SUCH CLAIMS ARISE OUT OF OR RELATE TO A SECURITY MEASURE GOVERNED BY THIS POLICY. THIS COVENANT TO INDEMNIFY, HOLD HARMLESS, AND DEFEND INCLUDES (WITHOUT LIMITATION) CLAIMS CAUSED, OR ALLEGED TO BE CAUSED, IN WHOLE OR IN PART BY THE INDEMNIFIED PARTIES' OWN NEGLIGENCE, REGARDLESS OF WHETHER SUCH NEGLIGENCE IS THE SOLE, JOINT, COMPARATIVE OR CONTRIBUTORY CAUSE OF ANY CLAIM.

Any installation not in compliance with this Policy will be considered a violation of the dedicatory instruments governing the subdivision.

I hereby certify that I am the duly elected, qualified and acting Secretary of the Association and that the foregoing Security Measures Policy was approved by not less than a majority vote of the Board as set forth above and now appears in the books and records of the Association, to be effective upon recording in the Official Public Records of Travis County, Texas.

TO CERTIFY which witness my hand this the 30<sup>th</sup> day of August, 2021.

LAKECLIFF ON LAKE TRAVIS PROPERTY OWNERS ASSOCIATION

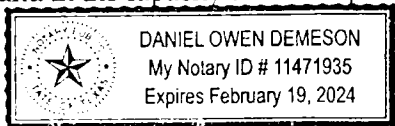
By: [Signature]

Printed: DANIEL C. WITNER

Its: Secretary

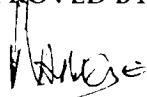
THE STATE OF TEXAS §  
COUNTY OF Burnet §

BEFORE ME, the undersigned notary public, on this 30 day of Aug., 2021, personally appeared Daniel C. Witner, Secretary of Lakecliff on Lake Travis Property Owners Association, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same for the purpose and in the capacity therein expressed.



[Signature]  
Notary Public in and for the State of Texas

APPROVED BY THE ACC:



Name Printed: MIKE LANGE 8/30/2021  
Committee Chair  
Architectural Control Authority

DISPLAY OF RELIGIOUS ITEMS POLICY  
for  
LAKECLIFF ON LAKE TRAVIS PROPERTY OWNERS ASSOCIATION

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STATE OF TEXAS           §  
  §  
COUNTY OF TRAVIS       §

I, DANIEL C. WITNER, Secretary of Lakecliff on Lake Travis Property Owners Association (the "Association"), do hereby certify that at a meeting of the Board of Directors of the Association (the "Board") duly called and held on the 30<sup>th</sup> day of August, 2021, with at least a quorum of the Board members being present and remaining throughout, and being duly authorized to transact business, the following Display of Religious Items Policy was duly approved by a majority vote of the members of the Board:

**RECITALS:**

1. The property encumbered by this Display of Religious Items Policy is that property restricted by the First Amendment to Lakecliff on Lake Travis Consolidated, Amended and Restated Declaration of Covenants, Conditions and Restrictions recorded at Document No. 2021020141 of the Official Public Records of Real Property of Travis County, Texas (the "Declaration"), as same has been or may be amended and/or supplemented from time to time, and any other property which has been or may be subsequently annexed thereto and made subject to the authority of the Association.
2. Section 202.018 of the Texas Property Code (the "Code") gives owners and residents certain statutory rights to install religious items subject to the right of the Association to adopt certain rules and regulations regulating the religious items and placement.
3. The Board of Directors of the Association desires to adopt a display of religious items policy consistent with the provisions of Section 202.018 of the Code.
4. This Display of Religious Items Policy replaces and supersedes any previously recorded or implemented policy that addresses the subjects contained herein, if any, adopted by the Association.

**POLICY:**

Owners and residents are generally permitted to display or affix one or more religious items on the owner's or resident's property or dwelling, the display of which is motivated by the owner's or resident's sincere religious belief.

**ACC Application Required.** Before a religious display contemplated by the Code is displayed or affixed on an owner's or resident's property, an ACC application must be submitted

to the Association and approved in writing in accordance with the Declaration. The following information must be included with the application:

- a. Type and description of religious display;
- b. Site plan indicating the location of the proposed religious display with respect to any applicable building line, right-of-way, setback or easement on the owner's or resident's property.

Notwithstanding the foregoing, the following displays shall not require ACC approval. All other religious displays shall require ACC approval as set forth above.

- a. One or more religious items displayed or affixed on the entry of an owner's or resident's dwelling, not exceeding twenty-five (25) square inches, shall not require Architectural Control Committee approval.
- b. Seasonal religious holiday decorations which are temporary and commonly associated with a seasonal holiday may be displayed no more than 60 days before and 30 days after the seasonal holiday in question. The Board has the sole discretion to determine what constitutes a seasonal holiday decoration. Should an owner or resident desire to permanently display a religious display, an ACC application is required as set forth above.

The display or affixing of a religious item on the owner's or resident's property or dwelling is prohibited under the following circumstances:

1. The item threatens the public health or safety;
2. The item violates a law other than a law prohibiting the display of religious speech;
3. The item contains language, graphics or any display that is patently offensive to a passerby for reasons other than its religious content;
4. The item is installed on property:
  - a. owned or maintained by the Association; or
  - b. owned in common by members of the Association.
5. The item violates any building line, right-of-way, setback or easement that applies to the religious item pursuant to a law or the Association's dedicatory instruments; or
6. The item is attached to a traffic control device, street lamp, fire hydrant or utility sign, pole or fixture.

Any installation not in compliance with this Policy will be considered a violation of the dedicatory instruments governing the subdivision.

I hereby certify that I am the duly elected, qualified and acting Secretary of the Association and that the foregoing Display of Religious Items Policy was approved by a majority vote of the Board of Directors as set forth above and now appears in the books and records of the Association, to be effective upon recording in the Official Public Records of Real Property of Travis County, Texas.

TO CERTIFY which witness my hand this the 30<sup>th</sup> day of August, 2021.

LAKECLIFF ON LAKE TRAVIS PROPERTY OWNERS ASSOCIATION

By: \_\_\_\_\_

*[Handwritten Signature]*

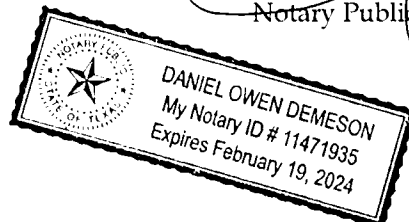
Printed: DANIEL C. WITNER

Its: Secretary

THE STATE OF TEXAS §  
COUNTY OF Burnet §

BEFORE ME, the undersigned notary public, on this 30 day of Aug., 2021 personally appeared Daniel C. Witner, Secretary of Lakecliff on Lake Travis Property Owners Association, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and in the capacity therein expressed.

*[Handwritten Signature]*  
Notary Public in and for the State of Texas



Copyright © 2021 by Roberts Markel Weinberg Butler Hailey PC, all rights reserved. This Policy may be used only in connection with Lakecliff on Lake Travis community and the operation of Lakecliff on Lake Travis Property Owners Association.





and maintenance of Lakecliff on Lake Travis community.

1. **Applicability.** This Policy shall only apply to contracts for Services to be performed by third-party service providers (hereinafter referred to as “**Contractors**”) in exchange for payment by the Association of an amount greater than fifty-thousand dollars (\$50,000.00) over the term of the contract. This Policy shall not apply to any contract for the performance of Services in exchange for payment by the Association of an amount less than or equal to fifty-thousand dollars (\$50,000.00) over the term of the contract, regardless of whether such contract automatically renews resulting in total payment by the Association of an amount greater than fifty-thousand dollars (\$50,000.00).

2. **Bid Solicitation.** In the event the Association proposes to contract for Services that are subject to this Policy, the Board shall solicit bids or proposals using the bid process established below.

3. **Bid Process.**

a. **Solicitation.** The Board shall notify potential bidders of an opportunity to submit a bid for Services. Such notification may consist of an invitation to bid, a request for proposals, the submission of a master services agreement, or such other method that the Board, in its sole discretion, may deem appropriate for the solicitation of the Services sought (the “**Solicitation**”).

The Board shall obtain multiple bids for the Services sought, provided there are multiple Contractors who offer the Services available. Notwithstanding the foregoing, the Board shall determine, in its sole discretion, the number of bids to seek for the Services. If there is only one qualified bidder for the Services sought, there shall be no requirement to solicit multiple bids.

The Board may implement deadlines by which Contractors must respond to a Solicitation for a bid, which deadlines, if implemented, will be stated in the Solicitation. The Board has the right, but not the obligation, to remove from consideration any Contractor who fails to respond to the Solicitation by the deadline, if implemented.

b. **Evaluation.** The Board shall determine the method and criteria by which each bid received will be evaluated. In conducting its evaluation, the Board may rely on factors such as, by way of illustration and not limitation, the scope of services, pricing and payment terms, insurance available to the Contractor, Contractor warranties and indemnification obligations, references obtained and past experiences with the Contractor. The Board shall have the sole discretion to determine which bid to select, and the Board shall not be obligated to select the lowest bid if the Board determines that a higher bid will better meet the needs of the Association.

c. **Selection and Notification.** The Board shall notify the Contractor whose bid was successful of its selection within a reasonable time period after the date of the Board’s

decision, which time period shall be determined in the sole discretion of the Board. Such notification may be sent by certified mail, via email, or by any other method that the Board determines that the notification may be received by the selected Contractor. The Board may, but is not obligated to, notify Contractors whose bids were not selected of the rejection of their bid.

d. Frequency of Solicitation. Regarding Services subject to this Policy that are an ongoing need in the community (by way of illustration, landscaping services), at least three (3) months prior to the expiration of the term of a contract for such Services, the Association shall follow the bid process set forth in this Policy. The Board, in its sole discretion, may determine which Services constitute an ongoing need within the community.

e. Board Discretion. Notwithstanding anything contained in this Policy to the contrary, the Board has the authority to suspend the Solicitation requirements herein for any particular contract for Services as it deems necessary in its sole discretion.

I hereby certify that I am the duly elected, qualified and acting Secretary of the Association and that the foregoing Bid Solicitation Policy was approved by a majority vote of the Board of Directors as set forth above and now appears in the books and records of the Association, to be effective upon recording in the Official Public Records of Real Property of Travis County, Texas.

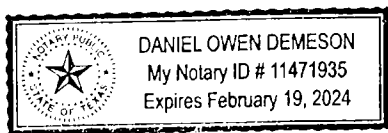
TO CERTIFY which witness my hand this the 30<sup>th</sup> day of August, 2021.

LAKECLIFF ON LAKE TRAVIS PROPERTY OWNERS ASSOCIATION

By: [Signature]  
Printed: DANIEL C. WITNER  
Its: Secretary

THE STATE OF TEXAS §  
COUNTY OF Burnet §

BEFORE ME, the undersigned notary public, on this 30 day of Aug, 2021 personally appeared Daniel C. Witner Secretary of Lakecliff on Lake Travis Property Owners Association, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and in the capacity therein expressed.



[Signature]  
Notary Public in and for the State of Texas



1. Surrounds a water feature, including a swimming pool or spa located on a lot within the subdivision;
2. Consists of transparent mesh or clear panels set in metal frames;
3. Is not more than six feet (6') in height; and
4. Is designed to not be climbable.

## II. SWIMMING POOL ENCLOSURES

### A. Approved Swimming Pool Enclosures

The installation of a Swimming Pool Enclosure that is black in color, consists of transparent mesh set in metal frames, is less than or equal to 6' in height, and conforms to all applicable state or local safety requirements ("Approved Swimming Pool Enclosure") is considered pre-approved by the ACC and does not need to be submitted to the ACC for review and approval.

### B. Swimming Pool Enclosures Requiring ACC Approval

The installation of a Swimming Pool Enclosure on a lot, other than an Approved Swimming Pool Enclosure, requires prior written approval from the ACC. Any such Swimming Pool Enclosure is subject to the following parameters:

1. Swimming Pool Enclosures may not exceed six feet (6') in height, unless otherwise approved by the ACC.
2. Swimming Pool Enclosures shall conform to all applicable state or local safety requirements.
3. Swimming Pool Enclosures may contain frames (a) composed of materials such as, by way of illustration and not limitation, metal, wood, and/or polycarbonate plastic; and (b) composed of colors such as, by way of illustration and not limitation, white, silver, transparent, or black tones.
4. Swimming Pool Enclosures may contain panels or screens (a) composed of materials such as, by way of illustration and not limitation, transparent mesh, glass, or polycarbonate plastic; and (b) composed of colors such as, by way of illustration and not limitation, clear, white or light blue.

The submission of plans related to a Swimming Pool Enclosure must include a completed application for ACC review, a site plan showing the proposed location of the Swimming Pool Enclosure, the type of Swimming Pool Enclosure to be used, and a copy of the manufacturer's brochures or a sample of material, if applicable. In considering the appearance of a Swimming Pool Enclosure, the ACC may take into account such factors including, but not limited to, the overall size of the pool, the size and configuration of the lot, the location of the lot in the subdivision, the

location of the pool and Swimming Pool Enclosure on the lot and the visibility of the Swimming Pool Enclosure from streets, other lots, and/or common areas.

Any installation not in compliance with this Policy will be considered a violation of the dedicatory instruments governing the subdivision.

I hereby certify that I am the duly elected, qualified and acting Secretary of the Association and that the foregoing Pool Enclosures Policy was approved by not less than a majority vote of the Board of Directors as set forth above and now appears in the books and records of the Association, to be effective upon recording in the Official Public Records of Travis County, Texas.

LAKECLIFF ON LAKE TRAVIS PROPERTY OWNERS ASSOCIATION

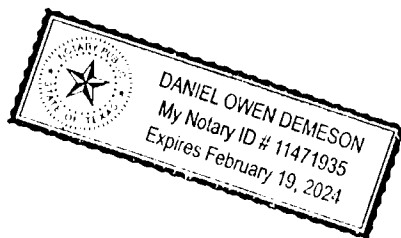
By: \_\_\_\_\_  
As Secretary of the Association

Name Printed: DANIEL C. WITNER

THE STATE OF TEXAS §  
COUNTY OF Burnet §

BEFORE ME, the undersigned notary public, on this 30 day of Aug 2021, personally appeared Daniel C. Witner as Secretary of Lakecliff on Lake Travis Property Owners Association, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that s/he executed the same for the purpose and in the capacity therein expressed.

\_\_\_\_\_  
Notary Public in and for the State of Texas





**BOARD HEARING PARAMETERS**

In the event that an Owner requests a Board Hearing pursuant to the Texas Property Code and/or Association’s Governing Documents Enforcement and Fining Policy or Collections Policy, the following parameters will govern the Board Hearing:

**I.**

**Definitions**

- A. “ACC” means the Association’s Architectural review authority, as defined by Section 209.00505 of the Code.
- B. “ACC Notice” means the notice of ACC denial sent to the Owner by the Association pursuant to Section III(A) of this Policy.
- C. “Board Hearing” means any hearing before the Board pursuant to this Policy.
- D. “Code” means the Texas Property Code.
- E. “Dedictory Instrument” has the meaning as defined by Section 209.002(4) of the Code.
- F. “Hearing Notice” means the notice of hearing sent to the Owner by the Association pursuant to Section II(B) of this Policy.
- G. “Hearing Packet” means the packet provided to the Owner by the Association pursuant to Section IV(B) of this Policy.

**II.**

**Rules Applicable to All Hearings**

- A. The Board Hearing shall be held no later than the thirtieth (30<sup>th</sup>) day after the date the Board receives the Owner’s request for a Board Hearing. The Board or the Owner may request a postponement and, if requested, a postponement shall be granted for a period of not more than ten (10) days. Notwithstanding the foregoing, the Board Hearing may be scheduled outside of these parameters by agreement of the parties.
- B. The Board shall provide a Hearing Notice setting forth the date, time, and place of the Board Hearing, to the Owner not later than ten (10) days before the date of the Board Hearing. The Board Hearing may be held by virtual or telephonic means, in which case the access information for the virtual or telephonic Board Hearing shall be the “place” of the Board Hearing for purposes of the Notice.

- C. Owners are expected to provide copies of any documentary evidence the Owner intends to introduce at the Board Hearing to the Board no later than five (5) days before the Board Hearing.
- D. The Board is not required to deliberate or reach a determination during the Board Hearing. Rather, all information gleaned from the Board Hearing may be taken under advisement by the Board. The Association or its managing agent may inform the Owner of the Board's decision in writing within thirty (30) days of the date of the hearing. If there is no written communication from the Association or the managing agent within this timeframe, the violation will remain standing.
- E. The Board may set a time limit for the Board Hearing, to be determined at the Board's sole and absolute discretion, taking into account factors including but not limited to the complexity of the issues and the number of exhibits. The Board may communicate the time limitation in any manner to the Owner and will make every effort to communicate the time limitation to the Owner in advance of the date of the hearing. The time limitation will be strictly adhered to and is intended to strike a balance between: (i) allowing the Association ample time to present its case; (ii) allowing the Owner ample time to present the Owner's response; (iii) the Board's finite amount of time available to consider such issues.
- F. All parties participating in the Board Hearing are expected to treat each other professionally and respectfully. The Board reserves the right to terminate a Board Hearing if the Board, in its sole and absolute discretion, determines the Board Hearing has become unproductive and/or contentious. The Board, in its sole and absolute discretion, reserves the right to reconvene any Board Hearing that is terminated pursuant to this Section II(F).
- G. Either party may make an audio recording of the Board Hearing.
- H. This Policy does not apply to instances where the Association files a suit seeking a temporary restraining order, or temporary injunctive relief, or files a suit that includes foreclosure as a cause of action. Further, this Policy does not apply to a temporary suspension of a person's right to use Common Areas that is the result of a violation that occurred in a Common Area and involved a significant and immediate risk of harm to others in the subdivision. The temporary suspension is effective until the Board makes a final determination on the suspension action after following the procedures prescribed by this Policy.
- I. Owners are entitled to one hearing, unless the Board in its sole and absolute discretion agrees to allow additional hearings.
- J. In accordance with Section 209.007(e) of the Code, an Owner or the Board may use alternative dispute resolution services.



III.

**Additional Rules Applicable to Hearings in Connection with Denial of an ACC Application**

- A. In accordance with Section 209.00505(d) of the Code, a decision by the ACC denying an application or request by an Owner for the construction of improvements in the subdivision may be appealed to the Board. An ACC Notice of the denial must be provided to the Owner by certified mail, hand delivery, or electronic delivery. The ACC Notice must:
- a. describe the basis for the denial in reasonable detail and changes, if any, to the application or improvements required as a condition to approval; and
  - b. inform the Owner that the Owner may request a hearing on or before the thirtieth (30<sup>th</sup>) day after the date the notice was mailed to the Owner.
- B. During the Board Hearing, the Board (or a designated representative of the Association) and the Owner (or the Owner's designated representative) will each be provided the opportunity to verify facts and discuss the resolution of the denial of the Owner's application or request for the construction of improvements, and the changes, if any, requested by the ACC in the notice provided to the Owner under Section 209.004(d) of the Code.
- C. Following the Board Hearing, the Board may affirm, modify, or reverse, in whole or in part, any decision of the ACC as consistent with the Association's Dedicatory Instruments.

IV.

**Additional Rules Applicable to Other Hearings**

- A. Subject to the exceptions set forth in Section II(H) of this Policy, this Section IV shall apply to Board Hearings in connection with:
- a. the levying of fines for violations of the Dedicatory Instruments;
  - b. suspension of an Owner's right to use the Common Areas;
  - c. the filing of a lawsuit against an Owner other than a suit to collect regular or special assessments or foreclosure under the Association's lien;
  - d. charging an Owner for property damage; or
  - e. reporting of any delinquency of an Owner to a credit reporting service.

- B. The Board shall include with the Notice, a Hearing Packet containing all documents, photographs, and communications relating to the matter which the Board intends to introduce at the Board Hearing.
- C. If the Board fails to provide the Hearing Packet to the Owner at least ten (10) days before the Board Hearing, the Owner is entitled to an automatic fifteen (15) day postponement of the Board Hearing.
- D. During the Board Hearing, a member of the Board or the Association's designated representative shall first present the Association's case against the Owner. An Owner, or an Owner's designated representative is then entitled to present the Owner's information and issues relevant to the dispute. The Board may ask questions of the Owner or designated representative.

I hereby certify that I am the duly elected, qualified and acting Secretary of the Association and that the foregoing 209 Hearing Policy was approved by a majority vote of the Board of Directors as set forth above and now appears in the books and records of the Association, to be effective upon recording in the Official Public Records of Real Property of Travis County, Texas.

TO CERTIFY which witness my hand this the 30<sup>th</sup> day of August, 2021.

LAKECLIFF ON LAKE TRAVIS PROPERTY OWNERS ASSOCIATION

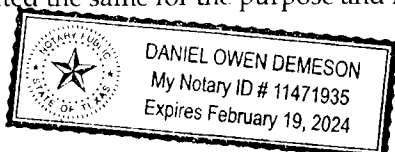
By: [Signature]

Printed: DANIEL C. WITNER

Its: Secretary

THE STATE OF TEXAS     §  
   §  
 COUNTY OF Burnet     §

BEFORE ME, the undersigned notary public, on this 30 day of Aug, 2021 personally appeared Daniel Wittner Secretary of Lakecliff on Lake Travis Property Owners Association, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and in the capacity therein expressed.



[Signature]  
 Notary Public in and for the State of Texas