

OLD MILL CROSSING TOWNHOMES

A Residential Condominium Regime in Comal County, Texas

DECLARANT'S ADOPTION OF INITIAL RULES

Reference is made herein to the Amended and Restated Declaration of Condominium Regime for Old Mill Crossing Townhomes (the "Declaration") executed by Woodland Hills Development, Inc., a Texas corporation (the "Declarant"), to be effective April 18, 2017, and recorded as Document No. 201706021420 in the Official Public Records of Comal County, Texas. Capitalized terms used herein have the same meanings given to such terms in the Declaration except where a different definition is adopted herein.

WHEREAS, the Declaration grants to the Declarant the right to adopt the initial Rules governing the Regime; and

WHEREAS, the Declarant desires to exercise its right to adopt the initial Rules for the Regime;

NOW THEREFORE, the Declarant hereby declares:

1. Adoption of Initial Rules. The initial Rules attached hereto (the "Rules") are established by the Declarant for the benefit of the Regime and Old Mill Crossing Condominium Association, Inc. (the "Association") to be effective as of May 1, 2017 (the "Effective Date"). The Rules attached hereto are the "Rules" defined in Section 1.35 of the Declaration, and the Declarant hereby directs the Association to maintain a copy of the Rules with the Documents creating and governing the Regime.
2. Amendment. After the adoption of these initial Rules, the Rules may only be amended, supplemented, or replaced by the Association acting by and through its Board.

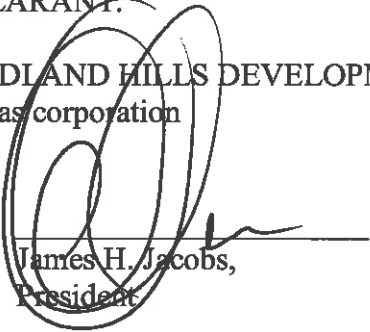
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IN WITNESS WHEREOF, the Declarant has caused this document to be executed to be effective as of the Effective Date.

DECLARANT.

WOODLAND HILLS DEVELOPMENT, INC.
A Texas corporation

By:



James H. Jacobs,
President

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RULES OF THE REGIME

(Effective May 1, 2017)

The Declarant has established the following initial Rules for the benefit of the Regime and the Association, and each Owner and Resident agrees to abide by these Rules in addition to the requirements of the Declaration and the Bylaws:

1. All garbage cans used at the Units must be stored at all times in a location that is not visible from the street.
2. Parking is not permitted on any street in the Regime. Each Owner and Resident shall be responsible for ensuring that vehicles are not parked on the street in front of its Unit.

Effectiveness. These Rules are the “Rules” defined in Section 1.35 of the Declaration and are adopted to be effective May 1, 2017. The Rules are in addition to the provisions of the Declaration and Bylaws and may be enforced by the Declarant and the Association as provided in the Declaration and Bylaws. By owning or occupying a Unit, each Owner and Resident agrees to abide by the Rules as required in the Declaration and Bylaws.

Conflicts. In the case of a conflict between the Rules and the Declaration or the Bylaws, the provision in the Declaration or Bylaws shall control over the provision in the Rules.