

STATE OF TEXAS §

COUNTY OF COMAL §

**AMENDMENT OF RULES AND REGULATIONS
OF
LANTANA RIDGE PROPERTY OWNERS ASSOCIATION, INC.**
(regarding unsightly objects; culverts)

Document reference. Reference is hereby made to that certain Declaration of Covenants, Conditions and Restrictions, filed as Document No. 200006021697 in the Official Records of Comal County, Texas, and that certain Amended and Restated Declaration of Covenants Conditions and Restrictions for Lantana Ridge Unit 6, filed as Document No. 200506010772 in the Official Records of Comal County, Texas (cumulatively and together with all annexation documents, amendments and supplemental documents thereto, the **"Declaration"**).

Reference is further made to the By-Laws of Lantana Ridge Unit 1 Property Owners Association, Inc., attached as Exhibit "A" to that certain Notice of Bylaws and Amended Rules for Lantana Ridge Property Owners Association, Inc., filed as Document No. 200806011173 in the Official Public Records of Comal County, Texas (together with all amendments thereto, the **"Bylaws"**).

Reference is further made to the policies and rules attached to Document No. 200506022742 in the Official Records of Comal County, Texas; the Rules and Regulations attached to Document No. 200606013903 in the Official Records of Comal County, Texas; the Amendment to Policy for Deed Restriction Violations, Lantana Ridge Property Owners Association, Inc., filed as Document No. 200706025347 in the Official Records of Comal County, Texas; the Pet Rules attached to Document No. 200806011173 in the Official Public Records of Comal County, Texas; and the Amendment to Rules of Lantana Ridge Property Owners Association, Inc., filed as Document No. 201006039360 and a further amendment filed in Document No. 201206038258 in the Official Public Records of Comal County, Texas (cumulatively and together with any amendments or supplements, the **"Rules"**).

WHEREAS the Declaration provides that owners of lots subject to the Declaration are automatically made members of Lantana Ridge Property Owners Association, Inc. (the **"Association"**);

WHEREAS the Association, acting through its board of directors (the **"Board"**), is authorized to adopt and amend rules and regulations governing the property subject to the Declaration and the operations of the Association pursuant to Article Five, Section 4(j) of the Bylaws and/or State law, and has previously adopted the Rules; and

WHEREAS the Board has voted to adopt the additional Rules attached as Exhibit "A" to supplement the previously-adopted Rules;

THEREFORE the additional Rules attached as Exhibit "A" have been, and by these presents are, ADOPTED and APPROVED.

Subject solely to the amendments contained in Exhibit "A", the Rules remain in full force and effect.

(Signature and Notary Blocks on Following Page)

LANTANA RIDGE PROPERTY OWNERS ASSOCIATION, INC.

Acting by and through its Board of Directors

Signature: _____

Printed Name: _____

Title: _____

[Handwritten Signature]
Franklin Flato
President

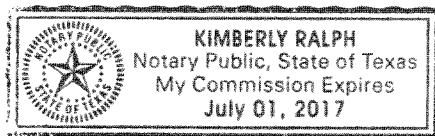
Exhibit "A": Additional Rules

Acknowledgement

STATE OF TEXAS §

COUNTY OF TRAVIS §

This instrument was executed before me on the 11 day of July,
2016, by Franklin Flato in the capacity stated above.



[Handwritten Signature]
Notary Public, State of Texas

EXHIBIT "A"

SECTION XV. Unsightly Objects

In the interest of maintaining the natural beauty of the Property as provided in the Declaration, the board hereby adopts this rule.

No unsightly objects may be visible on a Lot from the street or common area. Unsightly objects may include without limitation farm equipment, vehicles containing commercial lettering (other than a reasonable number of bumper stickers, for example a truck could not be parked in a driveway if it contained "Joe's Plumbing" commercial advertisement on it), trash, junk or inoperable vehicles or any vehicle in an obvious state of significant disrepair, vehicles or other items covered in tarps or other coverings, unapproved yard art, and lawn maintenance equipment.

In the event of a question as to whether an item constitutes a violation of this provision, the Board's decision shall be final and binding. The board may for example in its discretion determine that an item covered in a tarp, due to location or color of the tarp for example, is allowable under this rule. Any violation of this rule is a case by case determination, provided that similar situations shall be treated similarly.

SECTION XVI. Culverts

All culverts on residential lots shall be built / installed in compliance with Comal County standards.

After recording, please return to:

Niemann & Heyer, L.L.P.
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Austin, Texas 78701

File Server:CLIENTS:LantanaRidge:RulesAmend7-16.doc

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