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AFTER RECORDING RETURN TO:

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PARADISO VILLAS FIRST AMENDMENT TO RULES AND REGULATIONS

Cross Reference to: (i) Paradiso Villas Community Manual, recorded as Document No. 2006099472 in the Official Public Records of Williamson County, Texas as amended and (ii) Declaration of Condominium Regime for Paradiso Villas, recorded as Document No. 2006098882 in the Official Public Records of Williamson County, Texas, as amended.

342228-1 09/22/2008

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**FIRST AMENDMENT TO RULES AND REGULATIONS
PARADISO VILLAS**

This First Amendment to Rules and Regulations for Paradiso Villas is made and executed by **PARADISO VILLAS CONDOMINIUM COMMUNITY, INC.**, a Texas non-profit corporation (the "**Association**"), acting by and through its Board of Directors (the "**Board**"), and is as follows:

A. That certain Declaration of Condominium Regime for Paradiso Villas, recorded as Document No. 2006098882 in the Official Public Records of Williamson County, Texas, as amended (the "**Declaration**") establishes Paradiso Villas, a condominium regime located in Williamson County, Texas created pursuant to Chapter 82 of the Texas Property Code (the "**Regime**").

B. Pursuant to Section 1.31 of the Declaration, Declarant adopted the initial rules and regulations for the Regime (the "**Rules**"), which Rules were included within the Paradiso Villas Community Manual, recorded as Document No. 2006099472 in the Official Public Records of Williamson County, Texas, as amended (the "**Community Manual**").

C. Pursuant to Section 11.2 of the Declaration, the Association, acting through the Board, may adopt and amend the Rules.

D. The Board now desires to amend the Rules as set forth hereinbelow.

NOW, THEREFORE, the Rules are hereby amended as follows:

1. **Unightly Articles**. Section E-13 of the Rules is hereby added as follows:

E-13. **Unightly Articles**. No article deemed to be unsightly by the Board shall be permitted to remain within any Unit so as to be visible from adjoining Units or from public or private thoroughfares. Without limiting the generality of the foregoing, trailers, graders, trucks other than pickups, boats, tractors, campers, wagons, buses, motorcycles, motor scooters, all-terrain vehicles, toys and garden maintenance equipment shall be kept at all times except when in actual use, in enclosed structures or screened from view. Service areas, storage areas and compost piles shall be appropriately screened from view, and no lumber, grass, plant waste, shrub or tree clippings, metals, bulk materials, scrap, refuse or trash shall be kept, stored, or allowed to accumulate on any portion of the Regime except within enclosed structures or appropriately screened from view.

2. **Trash Disposal**. Section J-4 of the Rules is hereby added as follows:

J-4. **Trash Containers**. Except for consecutive twelve (12) hour periods

before and after any designated waste pick-up time, no trash containers or recycling bins may be stored in such a manner so as to be visible from neighboring or adjoining Units or from public or private thoroughfares. The Board reserves the right to specify locations within each Owner's Unit in which trash containers or recycling bins must be stored.

3. **Miscellaneous**. Any capitalized terms used and not otherwise defined in this instrument shall have the meanings set forth in the Declaration.

[SIGNATURE PAGE FOLLOWS]

EXECUTED to be effective as of the 29 day of Sept, 2008.

ASSOCIATION:

PARADISO VILLAS CONDOMINIUM COMMUNITY, INC., a Texas non-profit corporation

By: [Signature]
Richard Topfer, Director

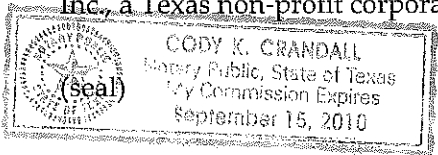
By: [Signature]
Alan Topfer, Director

By: [Signature]
Lisa Stephens, Director

THE STATE OF TEXAS §

COUNTY OF TRAVIS §

This instrument was acknowledged before me on Sept 29, 2008, by Richard Topfer, member of the Board of Directors of Paradiso Villas Condominium Community, Inc., a Texas non-profit corporation, on behalf of said non-profit corporation.

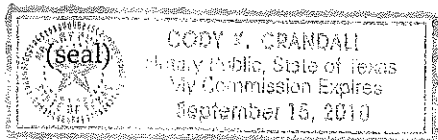


[Signature]
Notary Public Signature

THE STATE OF TEXAS §

COUNTY OF TRAVIS §

This instrument was acknowledged before me on Sept 29, 2008, by Alan Topfer, member of the Board of Directors of Paradiso Villas Condominium Community, Inc., a Texas non-profit corporation, on behalf of said non-profit corporation.



[Signature]
Notary Public Signature

THE STATE OF TEXAS §

COUNTY OF TRAVIS §

This instrument was acknowledged before me on Sept 29, 2008,
by Lisa Stephens, member of the Board of Directors of Paradiso Villas Condominium Community,
Inc., a Texas non-profit corporation, on behalf of said non-profit corporation.



Cody K. Randall

Notary Public Signature

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Dana DeBeauvoir

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DANA DEBEAUVOIR COUNTY CLERK

TRAVIS COUNTY TEXAS