

AFTER RECORDING RETURN TO:



Robert D. Burton, Esq.  
Armbrust & Brown, PLLC  
100 Congress Ave., Suite 1300  
Austin, Texas 78701

# PARADISO VILLAS SECOND 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.

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

This Second 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. **Signs.** Section H-11 of the Rules is hereby added as follows:

H.11. **Signs.** No sign of any kind may be erected, placed, or permitted to remain on the Property or to be visible from windows in the Units, except an Owner may display;

(i) one sign of not more than six (6) square feet advertising the Unit for sale in the portion of common elements located directly in front or directly in back of their Unit; or

(ii) a political sign may be erected in the portion of common elements located directly in front of a Unit provided the sign: (i) is erected no earlier than the 90<sup>th</sup> day before the date of the election to which the sign relates; and (ii) is removed no later than the 10<sup>th</sup> day after the date of the election to which the sign relates. Only one sign may be erected for each candidate or ballot item. In addition, signs which include any of the components or characteristics described in Section 202.009(c) of the Texas Property Code are prohibited.

For rent and for lease signs are expressly prohibited. All other signs are expressly prohibited without the prior advance written approval of the Board (which approval may include additional conditions as determined by the Board), As used in this Section, "sign" includes, without limitation, lettering, images, symbols, pictures, shapes, lights, banners and any other representation or medium that conveys a message. The Association may effect the immediate removal of any sign or object that violates this Section, any placement conditions required by a Board approval, or which the Board deems inconsistent with the Property standards without liability for trespass or any other liability connected with the removal.

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 26 day of October, 2010.

**ASSOCIATION:**

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

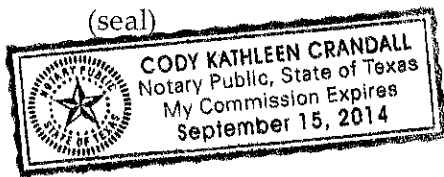
By: [Signature]  
Richard Topfer, Director

By: [Signature]  
Alan Topfer, Director

By: [Signature]  
Lisa Stephens, Director

THE STATE OF TEXAS §  
COUNTY OF TRAVIS §

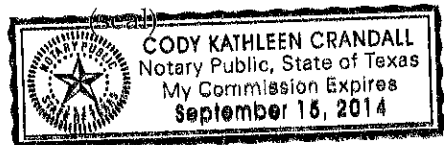
This instrument was acknowledged before me on October 26<sup>th</sup>, 2010 by Richard Topfer, member of the Board of Directors of Paradiso Villas Condominium Community, Inc., a Texas non-profit corporation, on behalf of said non-profit corporation.



[Signature]  
Notary Public Signature

THE STATE OF TEXAS §  
COUNTY OF TRAVIS §

This instrument was acknowledged before me on October 26<sup>th</sup>, 2010, 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.



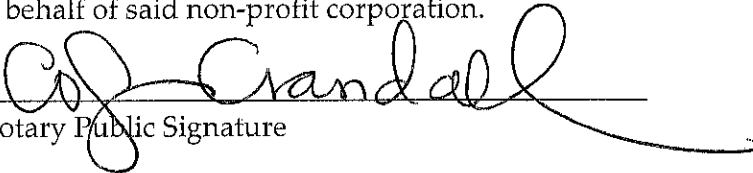
[Signature]  
Notary Public Signature

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THE STATE OF TEXAS     §  
COUNTY OF TRAVIS     §

This instrument was acknowledged before me on October 26<sup>th</sup>, 2010,  
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.

(seal)

  
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Notary Public Signature

