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Dana DeBeauvoir

Dana DeBeauvoir, County Clerk
Travis County, Texas

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SUPPLEMENTAL NOTICE OF DEDICATORY INSTRUMENTS
for
BAUERLE RANCH OWNERS ASSOCIATION, INC.

THE STATE OF TEXAS §
 §
 COUNTY OF TRAVIS §

The undersigned, being the authorized representative of Bauerle Ranch Owners Association, Inc. ("Association"), a property owners' association as defined in Section 202.001 of the Texas Property Code, hereby supplements instrument entitled "Notice of Dedicatory Instruments for Bauerle Ranch Owners Association, Inc.", "Supplemental Notice of Dedicatory Instruments for Bauerle Ranch Owners Association, Inc." and "Supplemental Notice of Dedicatory Instruments for Bauerle Ranch Owners Association, Inc." recorded in the Official Public Records of Real Property of Travis County, Texas under Clerk's File Nos. 2020070074, 2020106442 and 2020196635 (the "Notice") was filed of record for the purpose of complying with Section 202.006 of the Texas Property Code.

Additional Dedicatory Instrument. In addition to the Dedicatory Instruments identified in the Notice, the following document is a Dedicatory Instrument governing the Association.

- **Sign Policy for Bauerle Ranch Owners Association, Inc.**

A true and correct copy of such Dedicatory Instrument is attached to this Supplemental Notice.

This Supplemental 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 Supplemental Notice is true and correct and that the copy of the Dedicatory Instrument attached to this Notice is a true and correct copy of the original.

Executed on this 20th day of October, 2020.

**BAUERLE RANCH OWNERS
 ASSOCIATION, INC.**

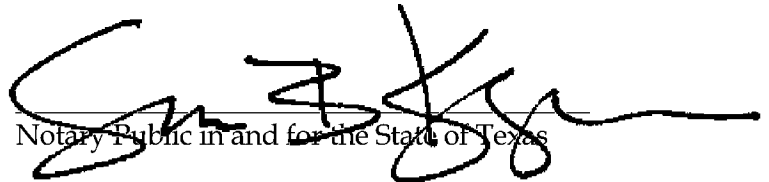


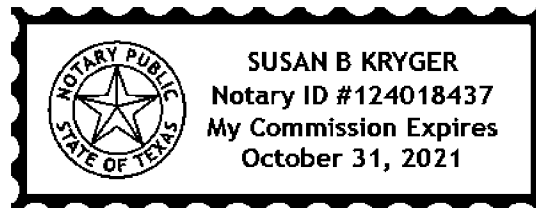
By: _____

Clinton F. Brown, authorized representative

THE STATE OF TEXAS §
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COUNTY OF HARRIS §

BEFORE ME, the undersigned notary public, on this 20th day of October, 2020 personally appeared Clinton F. Brown, authorized representative of Bauerle Ranch Owners Association, Inc., 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



SIGN POLICY
for
BAUERLE RANCH OWNERS ASSOCIATION, INC.

THE STATE OF TEXAS §
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COUNTY OF TRAVIS §

I, Douglas Benning, Secretary of Bauerle Ranch Owners Association, Inc. (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 19th day of October, 2020, with at least a quorum of the Board members being present and remaining throughout, and being duly authorized to transact business, the following Sign Policy was duly approved by a majority vote of the members of the Board. The Sign Policy was also approved by the Architectural Committee as indicated below:

RECITALS:

1. Article III, Sections 3.4 and 3.13, respectively, of the "Declaration of Covenants, Conditions and Restrictions The Estates of Bauerle Ranch" recorded in the Official Public Records of Real Property of Travis County, Texas under Clerk's File No. 2002179105, as it may be amended and the "Declaration of Covenants, Conditions, and Restrictions Bauerle Ranch" recorded in the Official Public Records of Real Property of Travis County, Texas under Clerk's File No. 2001217626, as it may be amended (collectively the "**Declaration**") states in relevant part that, no sign of any kind shall be displayed to the public view on any Lot, except for (i) signs which are part of builder/Declarant's construction plans or activities of the Property and (ii) one (1) sign advertising any property within the Subdivision for sale or rent.

2. Section 259.002 of the Texas Election Code requires property owners' associations to allow owners to display certain political signs on their property and authorizes the Association to regulate such signs and the display thereof as allowed by the statute.

3. The sign prohibition in Article III, Sections 3.4 and 3.13 of the applicable Declaration is more restrictive than is permitted by Section 259.002(b)(1) of the Texas Election Code.

4. The Board of Directors of the Association desires to adopt a sign policy consistent with the provisions of Section 259.002 of the Texas Election Code.

5. This Sign Policy replaces and supersedes any previous political sign policy, if any, adopted by the Association.

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

SIGNS GENERALLY:

No sign of any kind, shall be displayed upon the Lot for public view without the prior written approval of the Architectural Committee, except Political Signs defined herein, one (1) sign of not more than five (5) square feet advertising the Lot for sale or rent, one (1) security system sign of not more than eighteen (18) square inches and one (1) general sign meeting the following criteria:

1. The sign may be displayed only on an Owner's Lot, and may not be located on, nor encroach on, another Lot, Common Area and Facilities, or any property owned or maintained by the Association.
2. The sign must be ground mounted and no higher than five (5) feet measured from the ground to the tallest point of the sign.
3. The sign must be maintained in good condition.
4. If the general sign is a seasonal or celebratory sign, the sign cannot be displayed for more than forty-five (45) days. Examples of celebratory signs include, but are not limited to, birthday signs, graduation signs and honor roll signs.
5. The sign cannot:
 - (a) contain roofing material, siding, paving, materials, flora, one or more balloons or lights, or any other similar building, landscaping, or nonstandard decorative component;
 - (b) be attached in any way to plant material, a traffic control device, a light, a trailer, a vehicle, or any other existing structure or object;
 - (c) include the painting of architectural surfaces;
 - (d) threaten the public health or safety;
 - (e) be larger than five (5) square feet;
 - (f) violate a law;
 - (g) contain language, graphics, or any display that would be considered offensive by the Board; or

- (h) be accompanied by music, other sounds, by streamers or is otherwise distracting to motorists.

POLITICAL SIGNS:

Owners may place ground mounted signs on their Lot, which advertise a political candidate or ballot item for an election ("**Political Signs**"), provided the following criteria are met:

1. No Political Sign may be placed on an Owner's Lot prior to the ninetieth (90th) day before the date of the election to which the sign relates, or remain on an Owner's Lot after the tenth (10th) day after the election date.
2. No more than one (1) Political Sign is allowed per political candidate or ballot item.
3. Political Signs may be displayed only on an Owner's Lot, and may not be located on, nor encroach on, another Lot, Common Area and Facilities, or any property owned or maintained by the Association.
4. No Political Sign may:
 - (i) contain roofing material, siding, paving, materials, flora, one or more balloons or lights, or any other similar building, landscaping, or nonstandard decorative component;
 - (j) be attached in any way to plant material, a traffic control device, a light, a trailer, a vehicle, or any other existing structure or object;
 - (k) include the painting of architectural surfaces;
 - (l) threaten the public health or safety;
 - (m) be larger than four feet by six feet (4'x6');
 - (n) violate a law;
 - (o) contain language, graphics, or any display that would be offensive to the ordinary person; or
 - (p) be accompanied by music, other sounds, by streamers or is otherwise distracting to motorists.

The Association may remove any signs displayed in violation of this Policy.

I hereby certify that I am the duly elected, qualified and acting Secretary of the Association and that the foregoing Sign 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 9th day of October, 2020.

BAUERLE RANCH OWNERS
ASSOCIATION, INC.

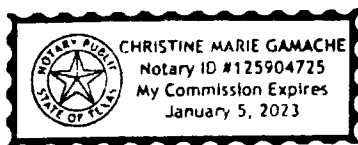
By: Douglas Binning

Printed: Douglas Binning

Its: Secretary

THE STATE OF TEXAS §
§
COUNTY OF TRAVIS §

BEFORE ME, the undersigned notary public, on this 9th day of October 2020 personally appeared Douglas Binning, Secretary of Bauerle Ranch Owners Association, Inc., 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.



Christine Marie Gamache
Notary Public in and for the State of Texas

Architectural Committee Member:

Name: Kelly C. Shales

Signature: Kelly C. Shales

Architectural Committee Member:

Name: Walter J. ...

Signature: Walter J. ...