

2023-005848 SUPP Fee: 38.00
09/12/2023 11:48:38 AM Total Pages: 5
Teresa Rodriguez, County Clerk - Caldwell County, TX



AFTER RECORDING RETURN TO:
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AUSTIN, TEXAS 78701
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HARTLAND RANCH CONDOMINIUMS
FIRST SUPPLEMENT TO
COMMUNITY MANUAL

Cross-reference to: (i) that certain Declaration of Condominium Regime for Hartland Ranch Condominiums, recorded as Document No. 2023-000442, in the Official Public Records of Caldwell County, Texas; (ii) that certain Hartland Ranch Condominiums Community Manual, recorded as Document No. 2023-000443 in the Official Public Records of Caldwell County, Texas.

FIRST SUPPLEMENT TO COMMUNITY MANUAL
HARTLAND RANCH CONDOMINIUMS

**FIRST SUPPLEMENT TO HARTLAND RANCH CONDOMINIUMS
COMMUNITY MANUAL**

This First Supplement to the Community Manual (this “**Supplement**”) is made by RANCH ROAD HARTLAND, LLC, a Texas limited liability company (“**Declarant**”), and is as follows:

A. Declarant caused to be Recorded that certain Declaration of Condominium Regime for Hartland Ranch Condominiums, recorded as Document No. 2023-000442 in the Official Public Records of Caldwell County, Texas (the “**Declaration**”) and that certain Hartland Ranch Condominiums Community Manual, recorded as Document No. 2023-000443 in the Official Public Records of Caldwell County, Texas (the “**Community Manual**”). Capitalized terms used but not defined herein shall have the meaning ascribed to such terms in the Declaration and the Community Manual.

B. Pursuant to *Article 1* of the Declaration, the Community Manual may be amended by the Declarant, during the Development Period. The Development Period has not expired, and the Declarant desires to amend and supplement the Community Manual as set forth herein.

NOW, THEREFORE, the Community Manual is hereby supplemented and amended as follows:

1. **Schedule of Fines**. The Schedule of Fines attached hereto as Exhibit A is hereby added to the Fine Policy attached as Attachment 5 to the Community Manual.


2. **Miscellaneous**. Any capitalized terms used and not otherwise defined in this instrument shall have the meanings set forth in the Declaration or Community Manual, as applicable. Unless expressly amended by this supplement, all other terms and provisions of the Community Manual remain in full force and effect as written, and are hereby ratified and confirmed.

[SIGNATURE PAGE FOLLOWS]

EXECUTED on this 1st day of ~~August~~ ^{SEPTEMBER}, 2023.

DECLARANT:

RANCH ROAD HARTLAND, LLC,
a Texas limited liability company

By: 

Printed Name: Daniel Gilpin

Title: Manager

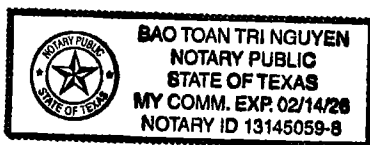
THE STATE OF TEXAS §

§

COUNTY OF TARRANT §

This instrument was acknowledged before me on ~~August~~ ^{SEPTEMBER} 1, 2023, by Daniel Gilpin, Manager of RANCH ROAD HARTLAND, LLC, a Texas limited liability company, on behalf of said limited liability company.

(SEAL)




Notary Public Signature

EXHIBIT A

SCHEDULE OF FINES

Pursuant to *Section 7* of the Fine Policy, the following general schedule of fines has been adopted. The number of notices set forth below does not mean that the Board is required to provide each notice prior to exercising additional remedies as set forth in the Documents. The Board may elect to pursue such additional remedies at any time in accordance with applicable law. The Board also reserves the right to set fine amounts on a case by case basis, provided the fine is reasonable in light of the nature, frequency, and effect of the violation. All capitalized terms used herein but not defined shall have the meaning ascribed to such terms in the Declaration of Condominium Regime for Hartland Ranch Condominiums, recorded in the Official Public Records of Caldwell County, Texas.

FINES*:

New Violation:	Fine Amount: \$25.00 (a violation fine may be avoided if Owner cures the violation by the time specified in the notice)
Repeat Violation:	Fine Amount: 1 st Notice \$50.00 2 nd Notice \$75.00 3 rd Notice \$100.00 4 th Notice \$125.00
Continuous Violation	As determined by the Board

*The Board reserves the right to adjust these fine amounts based on the severity and/or frequency of the violation.

FILED AND RECORDED

Instrument Number: 2023-005848 SUPPLEMENT

Filing and Recording Date: 09/12/2023 11:48:38 AM Pages: 5 Recording Fee: \$38.00

I hereby certify that this instrument was FILED on the date and time stamped hereon and RECORDED in the OFFICIAL PUBLIC RECORDS of Caldwell County, Texas.



Teresa Rodriguez

Teresa Rodriguez, County Clerk
Caldwell County, Texas

ANY PROVISION CONTAINED IN ANY DOCUMENT WHICH RESTRICTS THE SALE, RENTAL, OR USE OF THE REAL PROPERTY DESCRIBED THEREIN BECAUSE OF RACE OR COLOR IS INVALID UNDER FEDERAL LAW AND IS UNENFORCEABLE.

DO NOT REMOVE. THIS PAGE IS PART OF THE OFFICIAL PUBLIC RECORD.