

**RESOLUTION ADOPTING RULES RELATING TO
ENFORCEMENT OF RESTRICTIVE COVENANTS**

THE STATE OF TEXAS §
 §
COUNTIES OF TRAVIS §
 AND WILLIAMSON §

WHEREAS, Williamson-Travis Counties Municipal Utility District No. 1 (the "District") is a political subdivision of the State of Texas, created and operating pursuant to Article XVI, Section 59 of the Texas Constitution and Chapter 54 of the Texas Water Code; and

WHEREAS, pursuant to Section 54.237 of the Texas Water Code, the District is authorized to take all actions necessary to enforce restrictive covenants applicable to property within the District; and

WHEREAS, pursuant to Section 54.205 of the Texas Water Code, the District is authorized to adopt and enforce reasonable rules and regulations to regulate privileges on any land or any easement owned or controlled by the District; and

WHEREAS, the District is further authorized pursuant to Section 54.204 of the Texas Water Code to adopt and enforce all necessary charges or fees for providing any District service; and

WHEREAS, the restrictive covenants which are described on Exhibit "A", attached hereto and incorporated herein by reference (the "Restrictions") are applicable to the property within the District; and

WHEREAS, the Board of Directors of the District has determined that it is in the best interests of the District and its taxpayers and ratepayers that rules providing for the enforcement of the Restrictions be adopted for the purpose of protecting and preserving the tax base of the District and regulating the privileges relating to the use of the property within the District for the benefit of all property owners and residents, and that fees or charges be established for the violation of the Restrictions, so that the parties responsible for charges incurred by the District to enforce the Restrictions be borne by such parties;

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF WILLIAMSON-TRAVIS COUNTIES MUNICIPAL UTILITY DISTRICT NO. 1 AS FOLLOWS:

Section 1. The District shall enforce the Restrictions described on Exhibit "A". Such Restrictions shall be enforced in a uniform and non-discriminatory manner according to policies and procedures adopted by the Board of Directors from time to time.

Section 2. The violation of the Restrictions following receipt of notice from the District's representative shall constitute a violation of this Resolution, the terms of which constitute rules relating to the enforcement of restrictive covenants (the "Rules") which are hereby adopted by the Board of Directors of the District.

Section 3. The schedule of fees and charges set forth on Exhibit "B", attached hereto and incorporated herein by reference, is hereby adopted by the Board of Directors for the service of enforcement of the Restrictions. Such fees and charges shall be assessed to the property owner and/or resident responsible for the violation of the Restrictions.

Section 4. A substantive statement of the Rules established by this Resolution shall be published once a week for two consecutive weeks in a newspaper of general circulation in the area in which the District is located. The notice shall advise that a violation of the Restrictions shall constitute a breach of the foregoing rules, and shall subject the violator to a penalty, and shall further advise that the full text of the foregoing is on file in the principal office of the District, where it may be read by any interested person.

ADOPTED this 8th day of January, 1992.

WILLIAMSON TRAVIS COUNTIES
MUNICIPAL UTILITY DISTRICT NO. 1

By: 

Phillip Jaeger, President
Board of Directors

ATTEST:


David B. Fitz, Assistant Secretary
Board of Directors

1091-270.3

EXHIBIT "A"

Anderson Mill West Section One (1), recorded in Volume 1288, Page 191, Official Records of Williamson County, Texas.

Anderson Mill West Section Two (2), recorded in Volume 1374, Page 952, Official Records of Williamson County, Texas

Anderson Mill West Section Three (3), recorded in Volume 9827, Page 727, Real Property Records of Travis County, Texas, and in Volume 1387, Page 515, Official Records of Williamson County, Texas.

Anderson Mill West Section Four (4), recorded in Volume 1361, Page 434, Official Records of Williamson County, Texas.

Anderson Mill West Section Four-A (4-A), recorded in Volume 1374, Page 292, Official Records of Williamson County, Texas.

Anderson Mill West Section Five (5), recorded in Volume 1576, Page 291, Official Records of Williamson County, Texas.

Anderson Mill West Section Six (6), recorded in Volume 1640, Page 430, Official Records of Williamson County, Texas.

EXHIBIT "B"

<u>Violation</u>	<u>Penalty</u>
Violation corrected within ten days of initial notice from District representative.	-0-
Violation not corrected within ten days after initial notice and requiring additional notice from District's attorney.	\$35.00
Violation not corrected within ten days of initial notice from District's attorney and requiring notice of impending litigation from District's attorney.	\$200.00
Violation not corrected within ten days of notice to impending litigation and requiring institution of suit.	Court costs, attorney's fees