



**State of Texas
County of Williamson**

**The Lookout Property Owners Association
Rules and Regulations**

The Declaration of Covenants, Conditions and Restrictions for the Lookout was recorded in Doc # 9905134 of the Official Public Records of Williamson County Texas, and the First Amendment and Second Amendment to the Declaration were recorded in Official Public Records of Williamson County, Texas (the Declaration, together with all amendments, is referred to as the "Declaration.")

The Declaration, in Section 8.10 authorizes the Board of directors of The Lookout Property Owners Association to adopt rules and regulations interpreting and supplementing the Declaration. The Board has adopted the following rules. These rules supplement all other provisions regarding park, lake, and pond use in the Declaration and other governing documents, including Declaration Section 3.11 (as amended by the Second Amendment to the Declaration.)

RULES GOVERNING "THE LOOKOUT PARK"

1. **The only people who may use the park are:**
 - Any property owner or resident of the Lookout in good standing.
 - Any guest or non-resident family member when accompanied by a property owner or resident.

2. **Permitted park hours:**
 - The normal park hours will be posted at the park.
 - Extended park hours for special events may be authorized by the board.
 - No one is permitted to be in the park outside of park hours.

3. **No driving on grassy areas:**
 - No motorized vehicles are permitted outside the paved parking area. This includes, but is not limited to, automobiles, go-karts, motorcycles, and other off-road vehicles.

4. **No loose dogs:**
 - Dogs must be kept on a leash or otherwise secured at all times.
 - Dog waste must be picked up and disposed of properly.

5. **Limited boating on The Lookout Lake:**
 - See additional rules below that apply to the use of boats on The Lookout Lake.

6. **Fishing is permitted in Lake Lookout:**

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Williamson County

- Fishing is allowed from the park shoreline and dock.
 - Fishing is allowed from boats on The Lookout Lake.
 - Fishing is not allowed from the dam.
7. **No recreational swimming:**
- Swimming is not permitted in the lake.
8. **No littering:**
- All trash must be disposed of properly.
 - No items may be left in the park overnight.
9. **Other rules:**
- Any damage caused to the park is solely the responsibility of the individual causing the damage (and the Lookout property owner if the individual is an occupant, guest, tenant, or invitee).
 - Violation of these rules can result in fines being assessed to the individual (and the Lookout property owner if the individual is an occupant, guest, tenant, or invitee).

RULES GOVERNING THE USE OF BOATS ON "THE LOOKOUT LAKE"

1. **The only people who may use a boat on the lake are:**
- Any property owner or resident of the Lookout in good standing.
 - Any guest or non-resident family member when accompanied by the property owner or resident.
 - Anyone under 18 must be accompanied by an adult property owner or resident.
2. **The only types of boats or vessels allowed are:**
- Human powered, such as a paddle boat or canoe with oars.
 - Wind powered, such as a sailboat.
 - Electric powered, such as a dinghy with an electric trolling motor.
 - All other boats or vessels, including those with internal combustion engines, such as a gas powered outboard or inboard engine, are specifically disallowed.
3. **Size limits on boats:**
- Only boats that can be launched by hand are allowed. Boats may not be launched with assistance from a vehicle. For example, boats can't be launched by a pickup truck backing a trailer into the lake.
4. **Permitted lake hours:**
- Boats are allowed on the lake only during the normal park hours.
 - The normal park hours will be posted at the park.
 - Boats can not be left in the lake or in the park overnight.

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5. **Areas of lake use:**

- Boats may be used anywhere on the lake.
- Boats may land at the edge of the lake adjacent to the park.
- Boats may not land along the dam.
- Boats may only land along a property owner's lot with the property owner's permission.

6. **Other rules:**

- If the boat, in whole or part, sinks in the lake, the boat operator (and the Lookout property owner if the operator is an occupant, guest, tenant, or invitee) is responsible for its removal.
- Any damages caused by a boat or the actions of said boat are solely the responsibility of the boat operator (and the Lookout property owner if the operator is an occupant, guest, tenant, or invitee).
- The board reserves the right to ban any boat that in their sole discretion does not meet the intended spirit of the rules.
- All relevant city, county, state, and federal regulations apply to the use of boats on the lake.
- Violation of these rules can result in fines being assessed to the boat operator (and the Lookout property owner if the operator is an occupant, guest, tenant, or invitee).
- USE OF THE LAKE IS AT USERS' OWN RISK. THE ASSOCIATION MAKES NO WARRANTY OF SAFETY.

The Lookout Property Owners Association

By: Orbe Welch

Title: President

STATE OF TEXAS
COUNTY OF TRAVIS

This instrument was acknowledged before me on August 24th, 2006 by Orbe Welch

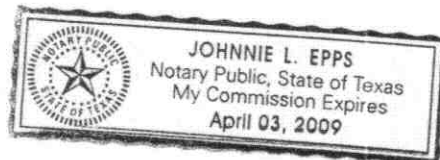
Johnnie L. Epps

Notary Public for the State of Texas

Printed name of notary JOHNNIE L. EPPS

My commission expires 4/3/09

After recording, please return to:
Niemann & Niemann, L.L.P.
1122 Colorado St., Suite 313
Austin, Texas 78701



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Nancy E. Rister

08/29/2006 11:34 AM

CARRILLO \$24.00

NANCY E. RISTER, COUNTY CLERK
WILLIAMSON COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF WILLIAMSON
I, NANCY E. RISTER, COUNTY CLERK, DO
HEREBY CERTIFY THAT THIS IS A TRUE AND
CORRECT COPY AS SAME APPEARS OF RECORD
IN MY CUSTODY.

Witness my hand and seal of office on 8/29/06
NANCY E. RISTER, COUNTY CLERK
WILLIAMSON COUNTY, TEXAS
By *SM Carrillo* Deputy



Jennifer Hardy
600 RR West Dr. #601
7 R, TX 78681

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