

STATE OF TEXAS                               §  
COUNTY OF WILLIAMSON                   §

**AMENDMENT OF RULES AND REGULATIONS  
OF  
LEGENDS VILLAGE HOMEOWNERS ASSOCIATION, INC.**  
*Regarding Code of Conduct*

**Document references.** Reference is hereby made to that certain Legends Village Master Declaration of Covenants, Conditions and Restrictions, filed as Document No. 2006082534 in the Official Public Records of Williamson County (together with any amendments and supplements thereto, the "**Declaration**").

Reference is further made to those previously adopted Rules and Regulations filed as Document No. 2011086746 ("General Rules") and the Amendment to Rules and Regulation filed as Document No. 2019006867 ("Enforcement Rules") in the Official Records of Williamson County, Texas (together with any amendments and supplements thereto, the "**Rules**").

The Declaration provides that persons owning Lots subject to the Declaration are automatically made members of Legends Village Homeowners Association, Inc., a Texas nonprofit corporation (the "**Association**");

The Association, acting through its board of directors (the "**Board**"), is authorized to adopt and amend rules and regulations governing the affairs of the Association pursuant to Section 5.4(A) of the Declaration and Bylaws Section 4.17(a), and has previously adopted the Rules; and

The Board has voted to adopt the Code of Conduct, attached as Exhibit "A" herein. As of this recording, the General Rules, the Enforcement Rules and these Code of Conduct Rules constitute the rules of the Association.

ADOPTED and APPROVED the 25<sup>th</sup> day of March, 2019.

**LEGENDS VILLAGE HOMEOWNERS ASSOCIATION, INC.**  
**A Texas nonprofit corporation**  
Acting by and through its Board of Directors

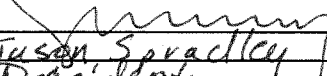
Signature:   
Name: Jason Spradley  
Title: President  
Date: 3-26-19

Exhibit "A": Code of Conduct

(Notary Block on next page)

Acknowledgements

STATE OF TEXAS

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COUNTY OF WILLIAMSON

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This instrument was acknowledged before me on the 26 day of March, 2019, by Jason Bradley in the capacity stated above.

Peggy Kuhns  
Notary Public, State of Texas

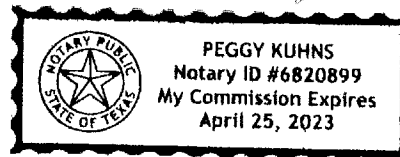


EXHIBIT "A"**CODE OF CONDUCT**

For the benefit of all Residents, and in the interest of having maximum ability of Residents to both express their opinions and peaceably enjoy their units and common areas, the Board of Directors has adopted this rule. Officers, directors, owners, residents, and guests will conduct themselves in a neighborly manner when dealing with the Association's officers, directors, committee members, manager, employees, contractors, agents, and other owners, residents, guests, officers and directors. No person has the right to abuse or unreasonably annoy another or the duty to tolerate unreasonable annoyance or abuse.

A. Prohibited conduct. The following conduct is expressly prohibited in any communication between or among any of the above-described parties:

1. Photographing, recording, or video-taping Residents or guests in the community without their express consent<sup>1</sup>;
2. Verbal abuse;
3. Insults, derogatory name-calling, or demeaning comments;
4. Cursing or use of racial, ethnic, religious, or gender-related slurs;
5. Aggressive and/or threatening behavior;
6. Hostile or unwanted touching/physical contact or threats of physical contact;
7. Sexual harassment or lewd behavior;
8. Posting correspondence on the doors of directors and officers;
9. Correspondence, whether oral, written, or electronic, that is deemed in the Board's or manager's sole discretion to be harassing or intimidating (the Board and/or manager may without limitation consider the tone, time, and frequency of correspondence, and whether previous reply has been given to similar correspondence, in determining whether correspondence is harassing or intimidating);
10. Suggestive language or other language that is likely to be offensive;
11. Asking Association or management personnel to perform personal errands;
12. Noise or other nuisance that unreasonably interferes with a resident's peaceful enjoyment of the community.

B. Requests to leave. Any Resident, guest, director or officer who is requested by the Board or managing agent, due to actions in violation of this rule, to leave the manager's office or an Association facility or meeting shall do so immediately.

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<sup>1</sup> This is not applicable to monitoring equipment installed or maintained by the Association in or around common areas.

- C. Communication with the Association Manager or Board. The Board or manager may require, in their sole discretion and upon notice to a Resident, all non-emergency communication (emergency being immediate threat to persons or property) from the Resident be in writing and/or in a particular form (such as, without limitation, mail or email).

Further, the Association may, upon notice to a Resident, direct the Resident to discontinue all non-emergency communications, and may decline to reply to communications except as required by law. The Board may require all communications to be through the management representative or other Association agent only (may prohibit direct communication with directors or officers). For any situation involving immediate threat of physical harm to persons, 911 should be contacted.

- D. Communication from tenants. All communications related to Association matters should come from owners rather than their tenants. The Board or manager, in their sole discretion, may decline to reply to communications from tenants.
- E. Association employees/contractors. Residents may not instruct, direct, or supervise the Association's or manager's employees, agents, or contractors unless otherwise directed to do so in writing by the Board. Residents and guests may not harass or interfere with the performance of any duties being performed by the Association's or manager's employees, agents, or contractors.
- F. Board member disagreement with actions of the Board. A variety of opinions is valuable on the Board. However when a decision is made by Board vote with which any director disagrees, that director shall accept the vote and in no event shall disparage any other director or the Association or Board, or participate in or encourage activities or action contrary to the Board decision, or foment, encourage, or participate in opposition to a Board decision. At all times, the overall interests of the Association must be placed above personal interests.
- G. Fines/enforcement action. Notwithstanding any other language to the contrary in other Rules, absent resolution of the board otherwise<sup>2</sup>, a fine in the amount of \$200/violation shall apply to any violation of this Code of Conduct. Owners are responsible for all violations of their unit's residents, guests, and invitees and their tenants and their guests and invitees.

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<sup>2</sup> The board may in its discretion pass a resolution setting fines for any specific violation case-by-case, at a higher or lower amount, as it believes appropriate.

**After recording, please return to:**

Nieman & Heyer, L.L.P.

Attorneys At Law

Westgate Building, Suite 313

1122 Colorado Street

Austin, Texas 78701

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*Nancy E. Rister*

Nancy E. Rister, County Clerk  
Williamson County, Texas