

STATE OF TEXAS

COUNTY OF BELL

SECTION 8.10

POWER TO ADOPT RULES AND REGULATIONS AS PER DECLARATIONS OF COVENANTS, CONDITIONS AND RESTRICTIONS HIDDEN SPRINGS SECTION ONE RECORDED IN VOLUME 446 PAGE 147, AND HIDDEN SPRINGS SECTION TWO RECORDED IN VOLUME 4811 PAGE 265.

NOTICE IS HEREBY GIVEN THAT THE HIDDEN SPRINGS PROPERTY OWNERS ASSOCIATION, P.O BOX 185, SALADO, TEXAS 76571 BOARD OF DIRECTORS HAS APPROVED A SUPPLEMENT TO THE COVENANTS, (ALSO REFERRED TO AS COVENANTS), AND AS DIRECTED IN COVENANT ARTICLE VIII, SEE THE ATTECHED NEW RULES AND REGULATIONS DATED OCTOBER 14, 2015 TO BE RECORDED IN BELL COUNTY, TEXAS RECORDS.

HIDDEN SPRINGS PROPERTY OWNERS ASSOCIATION

RULES AND REGULATIONS

1. This document contains Rules and Regulations approved by the Board of Directors as a supplement to the Bylaws and Declarations (also referred to as Covenants), as directed in Covenant Article VIII (Duties and Powers of the Property Owners Association) and specifically cited below:
 - a. Section 8.01 General Duties and Powers of the Association.

"The Association has been formed to further the common interest of the Members. The Association, acting through the Board of Directors or through persons to whom the Board of Directors has delegated such powers (and subject to the provisions of the Bylaws), shall have the duties and powers hereinafter set forth and, in general, the power to do anything that may be necessary or desirable to further the common interest of the members, to maintain, improve and enhance the Common Areas and to improve and enhance the attractiveness, desirability and safety of the Development. The Association shall have the authority to act as the agent to enter into any and all contracts on behalf of the Members in order to carry out the duties, powers and obligations of the Association as set forth in this Declaration."
 - b. Section 8.10 Power to Adopt Rules and Regulations.

"The Association may adopt, amend, repeal and enforce rules and regulations ("Rules and Regulations"), fines, levies and enforcement provisions as may be deemed necessary or desirable with respect to the interpretation and implementation of this Declaration, the operation of the Association, the use and enjoyment of the Common Areas, and the use of any other Property, facilities or improvements owned or operated by the Association."
2. The intent of the Covenant sections cited above is to permit the Board of Directors (as the agent of the Association) to adopt, amend, repeal, and enforce necessary rules and regulations to ensure the attractiveness, desirability, and safety of this development. Unlike the Covenants, the Rules and Regulations are provisions that the Board can review, improve, amend, or rescind as conditions change or warrant.
3. The Hidden Springs Rules and Regulations contain Covenant Interpretations, fine and levy programs and enforcement measures for upholding the covenants, this document is every bit as important to the property owner as the Bylaws and Covenants, and is posted on the Association website, Copies are also furnished to prospective builders, homeowners, and realtors as appropriate.
4. Property improvements previously approved by the ACC are not affected by rules and regulations adopted after the fact. However, when the property owner desires to change previously approved improvements or make additional improvements, then these rules apply in total to the proposed changes and improvements.
5. Board approved Rules and Regulations apply to all of the Salado Hidden Springs Property Owners Association and includes geographical Sections 1 and 2 of the Development.
6. Consistent with the Covenants Section 4.05, property owners may apply to the Architectural Control Committee for a variance (i.e., relief from the rule) if the relief or exception can be justified on merit. The burden for showing sufficient merit for the variance is on the property owner, and the ACC is under no obligation to grant a variance unless two-thirds of the committee members agree with the property owner's request.

RULE 2015-001 Animal Husbandry and School Sponsored Programs

REV 0, October 13, 2015

- 1. Rule 2015-001 pertains to Declaration Article III (Use Restriction), specifically Section 3.19 – Animal Husbandry, the text of which is repeated here for ease of reference:**

“Section 3.19 Animal Husbandry. No animals, livestock or poultry of any kind shall be raised, bred or kept on any Tract except that one (1) horse per every 2.5 acres may be kept, as long as it does not become a nuisance or threat to other Owners. Provided, however, animals being raised for 4-H or school sponsored programs will be permitted. No pigs, hogs, chickens or turkeys will be permitted under any circumstances or programs. All horses, cows and 4-H animals being raised by individual tract owners must be kept in a fenced area on the owner’s tract. No overgrazing is permitted on any portion of the lot and any barn which is built on a tract must be maintained in a clean, orderly and sanitary manner. Dogs, cats, or other common household pets may be kept on a Tract. Dogs must be kept in a kennel, dog run, or fenced in area that confines said dog(s) to that area. For these purposes chain link fencing shall be permitted provided, however, such fenced in area must be located behind the Main dwelling and shall not be located adjacent to any side, front or rear boundary line. Dogs will not be permitted to run loose in the Development and must be vaccinated for rabies according to State law once a year and registered with Bell County once a year.”

- 2. Rule 2015-001 Animal Husbandry clarifications:**

1501.1 4-H, school sponsored programs and other similar programs (PROGRAMS) which include animals being raised on Hidden Springs Property shall require the information outlined in 1501.2 to be submitted to and reviewed by the Board, to ensure compliance with Article III, Section 3.19 of the Hidden Springs Declaration of Covenants, Conditions and Restrictions.

1501.2 The Property Owner shall provide the Hidden Springs Board of Directors the following information, for review, 10 days PRIOR to the animals being brought onto any property, common area, or Lot/Tract contained in the Hidden Springs subdivision.

IF the PROGRAM requires the addition of fencing, a barn, shelter of any kind or other improvements to the property, these improvement plans must be submitted to the Architectural Control Committee for approval per Articles III and IV of the Covenants. The ACC may review may take as long as 30 days to approve, disapprove or comment on the improvement plans. This time period should be considered by the property owner in planning the PROGRAM start date.

1501.2(a) Name and age of the PROGRAM participant. List the PROGRAM type the participant is enrolled in for example, 4H or FFA;

1501.2(b) Type of animal to be raised. Pigs, hogs, chickens, turkeys or poultry are not permitted according to Section 3.19 of the Covenants;

Rules and Regulations

1501.2(c) Number and sex of animals in the PROGRAM; keep in mind the number of animals may impact on appearance and esthetics of the lot. Considerations must be taken to ensure the PROGRAM does not create a "nuisance" activity or "overgrazing" condition. It is recommended to be reasonable in the estimation of the animal to acreage capacity of the lot(s) where the animal will be raised during the PROGRAM duration.

1501.2(d) The start date, expected completion date and duration of the PROGRAM. Most School Sponsored Programs are annual-based and should be renewed each year. 4H Annual Applications are valid from 1 September through 31 August of the calendar year. Even if a participant starts later in the school year the 4H programs end on 31 August and new applications must be completed for the next year. Other school sponsored programs that require additional time should be reviewed in September; and

1501.2(e) Description of the PROGRAM. At no time will the school sponsored PROGRAM violate any Covenants most particularly Sections 3.14, 3.15, 3.17, and 3.19.

1501.3 The Hidden Springs Animal Request form must be provided to the Hidden Springs Board Secretary for review 10 days prior to the expected procurement of the PROGRAM animal.

1501.4 All animals being raised as part of a PROGRAM must be kept in a fenced area or enclosed shelter on the property owner's tract. Any barn or shelter must be maintained in a clean, orderly and sanitary manner. All barns, shelters, structures or fencing, either permanent or temporary, provided on the Lot/Tract must be approved in advance by the Architectural Control Committee. It is also recommended to consider the noises and odors and that these do not present an annoyance to adjoining neighbors.

1501.5 It is the responsibility of the Property Owner to ensure that all aspects of the PROGRAM are followed during the duration of the PROGRAM. Failure to comply with any part of the PROGRAM description or duration, as submitted to the Board, will be subject to administrative process under Section 8.11 of the Covenants. In the event the Board becomes aware that the Property Owner or any participant in the PROGRAM has violated Hidden Springs Declaration of Covenants, Conditions and Restrictions, Article II, Section 3.19 or Rule 2015-001, the Association will proceed in accordance with Section 8.11 of the Covenants.

CERTIFICATION

I, the undersigned, do hereby certify:

That I am the duly elected and acting Director and Officer of the Hidden Springs Property Owners Association, a Texas non-profit corporation;

That the foregoing **RULE 2015-001 Animal Husbandry and School Sponsored Programs** was adopted by the majority of the Board of Directors on the 13th day of October, 2015 at a duly held meeting at which a quorum was present.

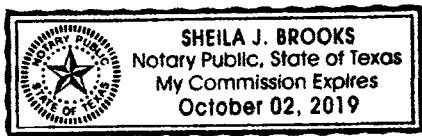
IN WITNESS WHEREOF, I have hereunto subscribed my name on this 18th day of October, 2015

Joe R Sloan
Hidden Spring Property Owners Association
President

Joe R. Sloan

Print Name

This instrument was acknowledged before me on this 18th day of October 2015
by Joe R. Sloan, President
of the Hidden Springs POA.



Sheila J. Brooks
NOTARY PUBLIC, STATE OF TEXAS
Notary's Name Printed:
Sheila J. Brooks
My Commission Expires: 10/02/2019

After Recording, Return to:
Hidden Springs POA
P.O. Box 185
Salado, TX 76571

127
10

Bell County
Shelley Coston
County Clerk
Belton, Texas 76513



Instrument Number: 2015-00041515

Recorded On: October 27, 2015

As
Recordings

Parties: HIDDEN SPRINGS POA
To EXPARTE

Billable Pages: 5
Number of Pages: 6

Comment:

(Parties listed above are for Clerks reference only)

**** Examined and Charged as Follows: ****

Recordings	27.00
Total Recording:	27.00

***** DO NOT REMOVE. THIS PAGE IS PART OF THE INSTRUMENT *****

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY
because of color or race is invalid and unenforceable under federal law.

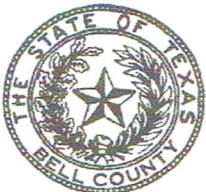
File Information:

Document Number: 2015-00041515
Receipt Number: 251555
Recorded Date/Time: October 27, 2015 11:11:08A

User / Station: M Harr - Cash Station 4

Record and Return To:

HIDDEN SPRINGS POA
PO BOX 185
SALADO TX 76571



I hereby certify that this instrument was filed on the date and time stamped hereon and was duly recorded in the Real Property
Records in Bell County, Texas

Shelley Coston
Bell County Clerk

Hidden Springs POA Animal Information Form (HSPOA-AIF 1), Revision 1.1

This form must be submitted to a Hidden Springs Board Member 10 days prior to the Property Owner having animals on their property relative to Animal Youth project (e.g. 4-H, FFA), section 3.19 of the Covenants. This form will assist the Hidden Springs POA in general covenant enforcement. We appreciate you taking the time to provide this information.

Name of Property Owner: _____

Lot #: _____

Address: _____

Youth Project Organization: 4-H FFA Other _____

Program Name(s):

Name of Participant(s): _____

Dependent of Property Owner: Yes No

Animal Details (type, sex and quantity)

Program Dates: Begin _____ End _____

Required Attachments:

- If additional improvements are needed on the Property, approved Architectural Control Committee supportive documents
- Copy of Youth Project Program material
- Proof of enrollment in Project Organization and Program (incl. advisor signature if program has one) _____ Advisor Signature

Property Owner Signature

_____ Date _____

Again, thank you for your assistance in this effort. We appreciate you providing this information. Please submit this to the HSPOA secretary. If there are any additional questions or additional requested information, a HS Board Member will be advise you within 10 days of submittal.