

STATE OF TEXAS §

COUNTY OF TRAVIS §

**AMENDMENT OF RULES AND REGULATIONS
OF
SCOFIELD RESIDENTIAL OWNERS ASSOCIATION, INC.**

(Related to Transfer Fees)

Document reference. Reference is hereby made to that certain Scofield Residential Area Declaration of Covenants, Conditions and Restrictions, filed at Vol. 11863, Pg. 1147 in the Real Property Records of Travis County, Texas (together with all amendments and supplements, the “**Declaration**”).

Reference is further made to that certain Amended and Restated Rules and Regulations of Scofield Residential Owners Association, Inc., filed as Document No. 2013155826; that certain Administrative Policy Schofield Residential Owners Association, Inc., filed as Document No. 2013144264; and that certain Amendment of Rules and Regulations of Scofield Residential Owners Association, Inc., filed as Document No. 2016035458; all in the Official Public Records of Travis County, Texas (together with all amendments and supplements, the “**Rules**”).

Reference is further made to Section XIV of the Rules recorded at Document No. 2013155826, entitled “Transfer Fees” (the “**Prior Transfer Fee Rule**”).

WHEREAS the Declaration provides that owners of lots subject to the Declaration are automatically made members of Scofield Residential Owners Association, Inc. (the “**Association**”);

WHEREAS the Association, acting through its board of directors (the “**Board**”), is authorized to adopt and amend rules and regulations related to administrative matters, and has previously adopted the Rules;

WHEREAS the Board has voted to adopt the rules attached as Exhibit “A” to **supersede** and **replace** the Prior Transfer Fee Rule;

THEREFORE the additional rules attached as Exhibit “A” have been, and by these presents are, ADOPTED and APPROVED. **The Rules and Regulations attached hereto as Exhibit “A” AMEND, SUPERSEDE, and REPLACE the Prior Transfer Fee Rule.**

Subject solely to the amendments contained in Exhibit “A”, all of the Rules of the Association remain in full force and effect.

SCOFIELD RESIDENTIAL OWNERS ASSOCIATION, INC.

Acting by and through its Board of Directors

Signature: _____

Printed Name: _____

Title: President

Exhibit “A”: Transfer Fee Rule

Acknowledgement

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This instrument was executed and acknowledged before me on the _____ day of _____, 20____, by _____ in the capacity stated above.

Notary Public, State of Texas

EXHIBIT "A"

SECTION XIV. TRANSFER FEES

Transfer Fees. In addition to fees for issuance of a resale certificate and any updates or re-issuance of the resale certificate, transfer fees are due upon the sale of any property in accordance with the then-current fee schedule. At the time of adoption of this document, the transfer fee on each property change of ownership is \$25. Such fee may be amended by resolution of the board from time to time. Transfer fees shall also include any fee charged by the Association's managing agent. **It is the owner/seller's responsibility to determine the then-current fees.** Transfer fees not paid at or before closing are the responsibility of the purchasing owner and will be assessed to the owner's account accordingly. The Association may require payment in advance for issuance of any resale certificate or other transfer-related documentation.

If a resale certificate is not requested and a transfer occurs, all fees associated with Association record updates related to the transfer will be the responsibility of the new owner and may be assessed to the unit's account at the time the transfer becomes known. These fees will be set according to the then-current fee schedule of the Association or its managing agent, and may be equivalent to the resale certificate fee or in any other amount.

The Association's fee schedule may include (without limitation) fees related to: issuance of a resale certificate, questionnaires requested from lenders/title companies, statements of account, resale certificate updates, working capital fee due at closing, or other such fees."

After recording, please return to:

Niemann & Heyer, L.L.P.
Attorneys at Law
Westgate Building, Suite 313
1122 Colorado Street
Austin, Texas 78701

File Server:CLIENTS:Scofield Residential:RuleAmendTransferFeesCL1-17.doc