



THE OAKS AT HIGHLAND LAKE ESTATES HOA c/o Prism Realty Management
201 S. Lakeline Blvd. #504, Cedar Park, TX 78613
512-676-5842 or info@prismrp.com

HOMEOWNER and TENANT RULES

February 2020

1. In accordance with approved Bylaws' Article VII, Section 1 the following rules for all homeowners, tenants and guests of the Oaks at Highland Lake Estates is provided to insure the safety, welfare and enjoyment and compliance of all effective October 11, 2017.
2. It is the responsibility of each homeowner to familiarize themselves with The Declaration of Covenants, Conditions and Restrictions of The Oaks at Highland Lake Estates and Bylaws' of the Homeowners Associations. Homeowners are also responsible for ensuring tenants of units are aware of these documents as well.
3. **Insurance** The HOA is responsible for providing "Common Area" insurance only as part of your annual/monthly dues assessment. Owners shall be responsible for insuring their individual unit, inside and out, including siding, roofing, and decks/patios.
4. **Decks** In exchange for the exclusive right of use of HOA owned decks, individual homeowners will assume the responsibility of maintaining the uniform appearance, maintenance and safety of their individual deck. There will be no alterations or improvements to any deck without the written approval of the Board of Directors. All approved alterations will become the property of the HOA.
5. **Inside Units** Each homeowner is responsible for keeping the inside of units in good repair.
6. **Exterior Change** Exterior Architectural alterations, additions or color changes are not allowed without permission and coordination with the HOA board. Garages cannot be converted to living space.
7. **Pets** Keep only domestic animals as pets. Clean up after them promptly and do not permit them to threaten other persons or animals or otherwise become a nuisance. All animals must live inside the unit at night. Kennels, hutches, cages, pens, and coops are not permitted in the common areas. Abide by City of Lago Vista ordinance requiring leashes for pets when outside the residence dwelling even when on private premises not enclosed by a fence. (Lago Vista ordinance 2.229 states - owners of dogs are responsible to immediately remove and dispose of any excrement left by their dog on private, public, or commercial property in Lago Vista.)
8. **Parking** Park cars in driveways only or in guest parking areas. Any street parking must allow for car passage and be limited to a short term. No vehicle other than those belonging to the homeowner/tenant shall be parked long term (exceeding a few hours). No more than two vehicles may be parked routinely at each residence.
9. **Disabled Vehicles** Disabled vehicles are not to be parked outdoors anywhere in or around the community.
10. **Hazardous Chemicals** Automotive fluids (fuel, oils, transmission fluid, anti-freeze) must not be drained or allowed to leak anywhere with the community. Fuels and oils attack the asphalt paving, and anti-freeze is deadly to animals. Cars dripping oil must be parked off the property until repairs are made. Ordinary washing of vehicles is permitted, not cleaning of engines. Unlicensed vehicles may not be parked outside of the community.

11. **Recreational Vehicles** Parking of boats, trailers, motor-homes and campers routinely within the Community is prohibited. Twenty-Four-hour parking is allowed for loading, unloading and cleaning.

12. **Speed Limit** The speed limit in the Community is 10 MPH as posted at each entrance. It must strictly be adhered to.

13. **Leasing of Unit** (a) Homeowners who lease their units must provide their tenants with a copy of HOA Rules and must furnish the tenants name, phone number; email to Prism Realty Management. (b) All leases must be in writing and for period of no less than three (3) months. Prism Realty Management will perform a criminal background check for all occupants over the age of 18 years of age that will be on the lease. The expense associated with this background check will be the responsibility of homeowner and payable to Prism Realty Management.

14. **Refuse Containers** Garbage and Recycling containers, when kept outside the garage, must be located so as not to be visible from Neighboring property.


15. **Signs** "For Sale" or "For Lease/Rent" signs of commercial size and quality (not handmade or hand lettered) such as typical realtor sign may be placed in the Common Area outside of the Unit. One sign with or without a brochure box may be placed on the interior grounds in front of the window. One sign may be placed on the exterior grounds next to the deck or patio. No signs should be placed at the interior street or at the exterior streets.

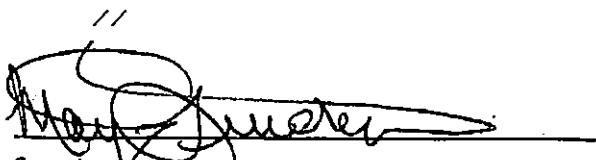
16. **Storage** Storage of items under the deck is allowed when a painted, lattice is installed to enclose the "Under deck area". The cover is to be painted the same as trim color.

17. **Wildlife** Feeding deer or other wildlife within the community boundaries is prohibited. It is damaging to the lawn and the leftover food may attract unwanted pests like ants, rats, etc.

18. **Landscaping** Homeowners are not allowed to make any alterations or changes (Grass, Trees, Shrubs, etc) to landscaping without prior HOA approval. Any approved changes that are allowed will become the property of the HOA.

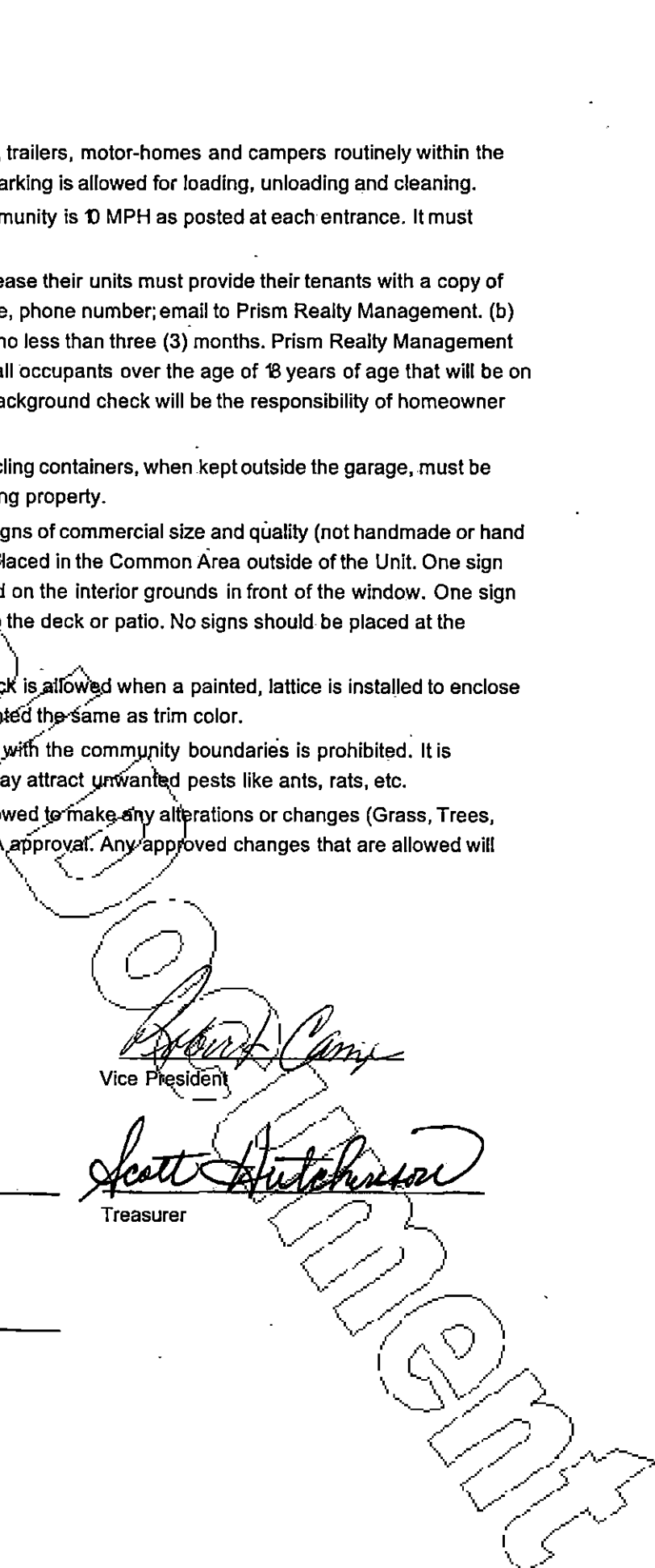
Execution Date: February 12, 2020


Vice President

//

Secretary


Treasurer


Director



ACKNOWLEDGMENT

The undersigned hereby certifies that he/she is the managing agent of the The Oaks at Highland Lake Estates Homeowner's Association, a Texas non-profit corporation (the "Association"), and that he or she certifies that this is a true and correct copy of the The Oaks at Highland Lake Estates Homeowner's Association – Homeowner and Tenant Rules 2020 approved by the Association's Board of Directors.

IN WITNESS WHEREOF, the undersigned has executed this certificate on the 9th day of September, 2025.

By: THE OAKS AT HIGHLAND LAKE ESTATES HOMEOWNER'S ASSOCIATION a Texas non-profit corporation

[Signature] as Agent for TOHLEHOA

Printed Name: K. McManus as Agent for TOHLEHOA

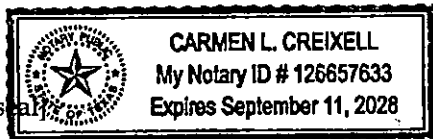
Title: Managing Agent

STATE OF TEXAS

§
§
§

COUNTY OF TRAVIS

This instrument was acknowledged before me on this 9th day of September, 2025, by K. McManus Managing Agent of the The Oaks at Highland Lake Estates Homeowner's Association a Texas non-profit corporation, on behalf of said non-profit corporation.



[Signature]

Notary Public Signature

Ret:

CSA MANAGEMENT INC.
9011 MOUNTAIN RIDGE DR SUITE 200
AUSTIN, TX 78759



**FILED AND RECORDED
OFFICIAL PUBLIC RECORDS**

[Signature]
Dyana Limon-Mercado, County Clerk
Travis County, Texas

2025100838

Sep 10, 2025 12:47 PM

Fee: \$33.00

CASTR0V1