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STATE OF TEXAS §  
COUNTY OF COMAL §

**ADOPTION OF RULES AND REGULATIONS  
OF  
THE PENINSULA AT MYSTIC SHORES PROPERTY OWNERS ASSOCIATION  
(Units 1-4)**

**Document reference.** Reference is hereby made to that certain Declaration of Covenants, Conditions, and Restrictions, The Peninsula at Mystic Shores Unit One, filed as Document No. 200106020807; and the Agreement and Assignment of Rights, filed as Document No. 201006009684 in the Official Public Records of Comal County, Texas (together with all amendments and supplemental documents thereto, the "Declaration").

WHEREAS the Declaration provides that owners of lots subject to the Declaration are automatically made members of The Peninsula at Mystic Shores Property Owners Association<sup>1</sup> (the "Association");

WHEREAS the Association, acting through its board of directors (the "Board"), is authorized to adopt and amend rules and regulations governing the property subject to the Declaration and the operations of the Association pursuant to Section 11.09 of the Declaration and/or State law; and

WHEREAS the Board has voted to adopt the Architectural and Site Design Guidelines attached hereto as Exhibit "A" and the additional rules attached as Exhibit "B";

THEREFORE the Design Guidelines attached as Exhibit "A" and the additional rules attached as Exhibit "B" have been, and by these presents are, ADOPTED and APPROVED.

**THE PENINSULA AT MYSTIC SHORES PROPERTY OWNERS ASSOCIATION**  
Acting by and through its Board of Directors

Signature: *Jeffrey Miller*  
Printed Name: Jeffrey Miller  
Title: President

Exhibit "A": Architectural and Site Design Guidelines  
Exhibit "B": Additional Rules

**NOTE:**  
The Rules and Regulations refer to Exhibit A, the Architectural and Site Design Guidelines. **THE VERSION 1.1 ATTACHMENT IS NO LONGER IN EFFECT.** This first version has been superseded by Version 3.1 of the Architectural and Site Design Guidelines.

(Notary Block on Following Page)

<sup>1</sup> Units 2-4 are made members of the Mystic Shores Property Owners Association, but by virtue of the Agreement and Assignment of Rights document referenced above, The Peninsula at Mystic Shores property owners Association acquired governance, including architectural and assessment and collection rights, to Units 2-4.

**Acknowledgements**

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This instrument was executed before me on the 28<sup>th</sup> day of April,  
2012, by Geoffrey Fuller in the capacity stated above.

*Rosalyn Peterson*  
Notary Public State of Texas

