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Dyana Limon-Mercado, County Clerk
Travis County, Texas
Jul 24, 2023 04:39 PM Fee: $ 50.00
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SUPPLEMENTAL NOTICE OF DEDICATORY INSTRUMENTS
for
STEINER RANCH MASTER ASSOCIATION, INC.

THE STATE OF TEXAS §
§
COUNTY OF TRAVIS §

The undersigned, being the authorized representative of Steiner Ranch Master Association, Inc. (the "Association"), a property owner's association as defined in Section 202.001 of the Texas Property Code, hereby supplements those instruments entitled "Notice of Dedicatory Instruments for Steiner Ranch Master Association, Inc.", "Supplemental Notice of Dedicatory Instruments for Steiner Ranch Master Association, Inc.", "Supplemental Notice of Dedicatory Instruments for Steiner Ranch Master Association, Inc.", "Supplemental Notice of Dedicatory Instruments for Steiner Ranch Master Association, Inc.", "Supplemental Notice of Dedicatory Instruments for Steiner Ranch Master Association, Inc.", "Supplemental Notice of Dedicatory Instruments for Steiner Ranch Master Association, Inc.", "Supplemental Notice of Dedicatory Instruments for Steiner Ranch Master Association, Inc.", "Supplemental Notice of Dedicatory Instruments for Steiner Ranch Master Association, Inc.", "Supplemental Notice of Dedicatory Instruments for Steiner Ranch Master Association, Inc.," "Supplemental Notice of Dedicatory Instruments for Steiner Ranch Master Association, Inc.," "Supplemental Notice of Dedicatory Instruments for Steiner Ranch Master Association, Inc.," and "Supplemental Notice of Dedicatory Instruments for Steiner Ranch Master Association, Inc.," recorded in the Official Public Records of Real Property of Travis County, Texas under Clerk's File Nos. 2017066085, 2017198995, 2018034664, 2018088238, 2018152062, 2018156500, 2019013508, 2019016635, 2019030987, 2019059772, 2019147392, 2021261944, and 2022152545 ("Notice") which Notice was filed of record for the purpose of complying with Section 202.006 of the Texas Property Code.

Additional Dedicatory Instrument. In addition to the Dedicatory Instruments identified in the Notice, the following document is a Dedicatory Instrument governing the Association.

- **Motorized Vehicle Policy for Steiner Ranch Master Association, Inc.**

A true and correct copy of this Dedicatory Instrument is attached to this Supplemental Notice.

This Supplemental Notice is being recorded in the Official Public Records of Real Property of Travis County, Texas for the purpose of complying with Section 202.006 of the Texas Property Code. I hereby certify that the information set forth in this Supplemental Notice is true and correct and that the copy of the Dedicatory Instrument attached to this Supplemental Notice is a true and correct copy of the original.

Executed on this 24th day of July, 2023.

STEINER RANCH MASTER ASSOCIATION, INC.

By: _____
Jeff Libersat, authorized representative

THE STATE OF TEXAS §
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COUNTY OF TRAVIS §

BEFORE ME, the undersigned notary public, on this 24th day of July, 2023 personally appeared Jeff Libersat, authorized representative of Steiner Ranch Master Association, Inc., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and in the capacity therein expressed.

_____
Notary Public in and for the State of Texas

KATHERINE JONES
NOTARY ID #13294650-7
My Commission Expires
March 01, 2025

MOTORIZED VEHICLE POLICY
for
STEINER RANCH MASTER ASSOCIATION, INC.

THE STATE OF TEXAS §
§
COUNTY OF TRAVIS §

I, Rachel McGilvray, Secretary of Steiner Ranch Master Association, Inc. ("Association"), do hereby certify that in the open session of a properly noticed meeting of the Board of Directors ("Board) of the Association duly called and held on the 18th day of July, 2023, with at least a quorum of the Board members being present and remaining throughout, and being duly authorized to transact business, the following Motorized Vehicle Policy ("Policy") was duly approved by a majority vote of the members of the Board.

WHEREAS, the property encumbered by this Motorized Vehicle Policy is that property restricted by the "Steiner Ranch Amended and Restated Master Declaration of Covenants, Conditions and Restrictions" recorded in the Official Public Records of Real Property of Travis County, Texas, under Clerk's File No. 2017097349, as same has been or may be amended and/or supplemented from time to time ("**Declaration**"), and any other property which has been or may be subsequently annexed thereto and made subject to the authority of the Association.

WHEREAS, the Association's Declaration and Bylaws authorize the Board to make rules and regulations governing the use of the Association's Common Facilities and Common Properties; and

WHEREAS, the Board has determined that it is in the best interest of the Association to establish this Motorized Vehicle Policy to assist with governing the use of such Common Facilities and Common Properties;

NOW, THEREFORE, BE IT RESOLVED THAT the Association does hereby adopt this Motorized Vehicle Policy, which shall run with the land and be binding on all Members within the Association. This Policy shall replace any previously recorded or implemented policy or guidelines that address the subjects contained herein.

MOTORIZED VEHICLE POLICY

Reference is hereby made to the applicable Declaration of Covenants, Conditions and Restrictions for all purposes, and any capitalized terms used herein shall have the meanings set forth in the Declaration, unless otherwise specified herein.

I. Motorized Vehicle Rules

1.1. The operation and/or use of Motorized Vehicles, as defined herein, shall be prohibited within the Common Facilities and Common Properties of

the Association, including all trails, grounds, and any non-paved surfaces. Provided, however, Motorized Vehicles that are permitted to travel upon Texas streets and highways with posted speed limits of over 35 miles per hour are permitted in or upon any surface parking lot within the Common Facilities and private streets within the Association as indicated on the applicable plat. Usage of motorized vehicles on sidewalks or community property is strictly prohibited.

1.2. For the purpose of this Policy, a Motorized Vehicle shall mean a self-propelled device in or by which a person or property is or may be transported, and shall include but not be limited to:

> Cars, trucks, vans, golf carts, neighborhood electric vehicles, all-terrain vehicles, electric bicycles, scooters (gas or electric) electric personal assistive mobility devices (EPAMDs), pocket bikes, mini-motorbikes, dirt bikes, mopeds, motorcycles, motor-driven cycles, utility type vehicles and recreational off-highway vehicles, as some or all of these devices may be defined by the Texas Transportation Code, or its successor statute.

1.3. The Board shall have sole discretion in determining whether a device constitutes a Motorized Vehicle for purposes of this Policy. However, motorized mobility devices and motor-assisted scooters, as defined by the Texas Transportation Code or its successor statute, shall not be considered Motorized Vehicles for purposes of this Policy. It is not the intent of this Policy to prohibit a person from the use of a Motorized Vehicle who is authorized to do so by any federal, state or local law. If it is found that the prohibition of any Motorized Vehicle pursuant to the terms set forth herein is in violation of any law, then this Policy shall be interpreted to be as restrictive as possible while not violating such law.

1.4. Any operation and/or use of a Motorized Vehicle by a person that does not possess a valid license in their name, as defined by the Texas Transportation Code or its successor statute, shall be considered a violation of this Policy.

1.5. Any operation and/or use of a Motorized Vehicle within the Common Properties that violates this Policy shall be considered a violation of this Policy, and shall be subject to criminal prosecution and fines.

1.6. This Policy does not apply to Motorized Vehicles that are operated within the Common Properties by or on behalf of the Association, law enforcement agencies and/or emergency responders.

1.7. Owners assume all liability for the use of Motorized Vehicles and any accidents which may occur in within Steiner Ranch. Upon request, Owners

must provide the Association with the registration of any Motorized Vehicles and waiver of liability.

II. Enforcement

2.1. Violators of this Policy shall incur a $500 fine per incident, in addition to the cost of repairs for any damages sustained by Association Property as a result of the violation. An Owner may also be fined if the Owner's tenant(s), visitor(s) or invitee(s) violates any term or provision of this Policy. A fine(s) may be levied in addition to any other remedy the Association may have to pursue a violation of this Policy and in no way limits or precludes the Association from pursuing any other remedy to enforce this Policy.

I hereby certify that I am the duly elected, qualified and acting Secretary of the Association and that the foregoing Motorized Vehicle Policy was approved by a majority vote of the Board of Directors as set forth above and now appears in the books and records of the Association, to be effective upon recording in the Official Public Records of Real Property of Travis County, Texas.

STEINER RANCH MASTER ASSOCIATION, INC.

By: Rachel McGilvray

Printed: Rachel McGilvray

Its: Secretary

THE STATE OF TEXAS §
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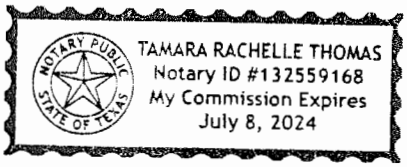
COUNTY OF TRAVIS §

BEFORE ME, the undersigned notary public, on this 22 day of July, 2023, personally appeared Rachel McGilvray, as Secretary of Steiner Ranch Master Association, Inc., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that s/he executed the same for the purpose and in the capacity therein expressed.



Tamara R Thomas

Notary Public in and for the State of Texas

STEINER RANCH MASTER ASSOCIATION, INC.

By: Amy Yukich

Printed: Amy Yukich

Its: President

THE STATE OF TEXAS §
§
COUNTY OF TRAVIS §

BEFORE ME, the undersigned notary public, on this 23 day of July, 2023, personally appeared Amy Yukich, as President of Steiner Ranch Master Association, Inc., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that s/he executed the same for the purpose and in the capacity therein expressed.

Notary Public in and for the State of Texas

JENN SAGEBIEL
Notary Public, State of Texas
Comm. Expires 04-24-2026
Notary ID 131541465