

AFTER RECORDING, PLEASE RETURN TO:

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Henry Oddo Austin & Fletcher, P.C.
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Dallas, Texas 75201

**ELECTRONICALLY RECORDED 201700074790
03/16/2017 09:02:37 AM DEDICATION 1/5**

**FIRST SUPPLEMENTAL CERTIFICATE AND MEMORANDUM
OF RECORDING OF DEDICATORY INSTRUMENT FOR
WINDSOR RIDGE HOME OWNERS ASSOCIATION
(dba *The Enclave at Windsor Ridge Homeowners Association*)**

STATE OF TEXAS §
 §
COUNTY OF DALLAS §

The undersigned, as attorney for the Windsor Ridge Home Owners Association, Inc., for the purpose of complying with Section 202.006 of the Texas Property Code and to provide public notice of the following dedicatory instrument affecting the owners of property within Windsor Ridge and The Enclave in Irving, Texas, as set forth on Exhibit B attached hereto, hereby states that the dedicatory instrument attached hereto is a true and correct copy of the following:

- ***Leasing Rules for The Enclave at Windsor Ridge HOA*** (Exhibit "A").

All persons or entities holding an interest in and to any portion of property set forth on Exhibit B are subject to the foregoing dedicatory instrument.

IN WITNESS WHEREOF, the Windsor Ridge Home Owners Association, Inc. has caused this First Supplemental Certificate and Memorandum of Recording of Dedicatory Instrument to be filed with the Office of the Dallas County Clerk, serves to supplement, only to the extent necessary, those certain dedicatory instrument filings recorded in the Official Public Records of Dallas County,

Texas, as follows: (i) in Volume 2003218, Page 1604; (ii) as Instrument No. 200600213787; (iii) as Instrument No. 200900060392; (iv) as Instrument No. 200900084261; (v) as Instrument No. 201000119496; (vi) as Instrument No. 201300104949; and (vii) as Instrument No. 201400077903. The dedicatory instrument attached hereto shall replace any dedicatory instrument previously filed by the Windsor Ridge Home Owners Association addressing the same subject matter.

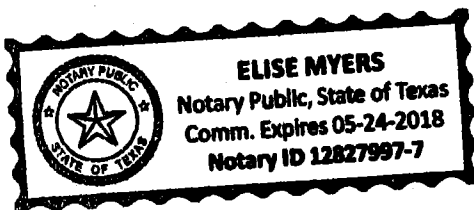
**WINDSOR RIDGE HOME OWNERS
ASSOCIATION**

By: 
Its: Attorney

STATE OF TEXAS §
 §
COUNTY OF DALLAS §

BEFORE ME, the undersigned Notary Public, on this day personally appeared Judd A. Austin, Jr., attorney for the Windsor Ridge Home Owners Association, known to me to be the person whose name is subscribed on the foregoing instrument and acknowledged to me that he executed the same for the purposes therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND AFFIRMED SEAL OF OFFICE on this 15th day of March, 2017.



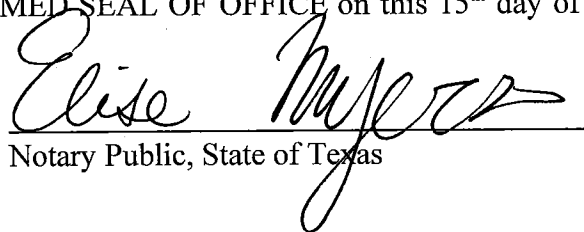

Notary Public, State of Texas

EXHIBIT A

Leasing Rules for The Enclave at Windsor Ridge HOA

For purposes of these Rules, leasing is defined as regular, exclusive occupancy of a dwelling on a Lot by any person other than the Owner. All leases must be for an initial term of twelve (12) months unless otherwise approved by the Board in writing upon the Owner's written application for an exception because of undue hardship on the Owner.

By way of illustration and not by limitation, circumstances which may constitute undue hardship are those in which:

- (i) an Owner must relocate his or her residence because of changes in employment, marital status or health reasons and cannot, within one hundred twenty (120) days from the date the Lot was placed on the market, sell the Lot while offering it for sale at a reasonable price no greater than its current appraised market value;
- (ii) the Owner dies and the Lot is being administered by his or her estate;
- (iii) the Owner takes a leave of absence or temporarily relocates and intends to return to reside in the dwelling;
- (iv) The seller has already closed on a new property and moved out, and wants a tenant in the home for a short duration while the home is still being actively marketed to sell;
- (v) The seller has moved out and wants to buy a few months of time to get into a more favorable time of the year (e.g. from late Fall into the Spring market);
- (vi) The seller's property has been on the market for quite a while and is 'stale'. A short-term lease is a way to give the property a rest, while subsidizing some of seller's ongoing carrying costs.

Violations of these Rules will subject the Owner to fines of not less than \$1,000.00 (one thousand dollars) and not more than \$10,000.00 (ten thousand dollars) per day of the ongoing violation. In case of conflict with other Policies of the HOA, these Rules shall control.

These Rules shall take effect two (2) months following the date these Rules are filed of record with the Office of the Dallas County Clerk.

EXHIBIT B

Those tracts and parcels of real property located in the City of Irving, Dallas County, Texas and more particularly described as follows:

- (a) All lots and tracts of land situated in **WINDSOR RIDGE, PHASE I, an Addition to the City of Irving, Dallas County, Texas, according to the Final Plat recorded in Volume 89069, Page 5492 of the Map or Plat Records of Dallas County, Texas; and**
- (b) All lots and tracts of land situated in **WINDSOR RIDGE, PHASE II, an Addition to the City of Irving, Dallas County, Texas, according to the Final Plat recorded in Volume 94168, Page 4218 of the Map or Plat Records of Dallas County, Texas; and**
- (c) All lots and tracts of land situated in **WINDSOR RIDGE, PHASE III, an Addition to the City of Irving, Dallas County, Texas, according to the Final Plat recorded in Volume 90081, Page 0554 of the Map or Plat Records of Dallas County, Texas; and**
- (d) All lots and tracts of land situated in **WINDSOR RIDGE, PHASE IV, an Addition to the City of Irving, Dallas County, Texas, according to the Final Plat recorded in Volume 90115, Page 1097 of the Map or Plat Records of Dallas County, Texas; and**
- (d) All lots and tracts of land situated in **WINDSOR RIDGE, PHASE V, an Addition to the City of Irving, Dallas County, Texas, according to the Final Plat recorded in Volume 91019, Page 5268 of the Map or Plat Records of Dallas County, Texas; and**
- (e) All lots and tracts of land situated in **THE ENCLAVE, PHASE I, an Addition to the City of Irving, Dallas County, Texas, according to the Final Plat recorded in Volume 97143, Page 5273 of the Map or Plat Records of Dallas County, Texas; and**
- (f) All lots and tracts of land situated in **THE ENCLAVE, PHASE II, an Addition to the City of Irving, Dallas County, Texas, according to**

the Final Plat recorded in Volume 99029, Page 0067 of the Map or Plat Records of Dallas County, Texas; and

- (g) **All lots and tracts of land situated in THE ENCLAVE, PHASE III, an Addition to the City of Irving, Dallas County, Texas, according to the Final Plat recorded in Volume 2000120, Page 76 of the Map or Plat Records of Dallas County, Texas.**

Filed and Recorded
Official Public Records
John F. Warren, County Clerk
Dallas County, TEXAS
03/16/2017 09:02:37 AM
\$42.00
201700074790

