

**FOURTH SUPPLEMENT TO THE
CERTIFICATE AND MEMORANDUM
OF
RECORDING OF ASSOCIATION DOCUMENTS
FOR
SPRINGRIDGE OF PLANO HOMEOWNERS ASSOCIATION, INC.
F/K/A SPRING RIDGE HOMEOWNERS ASSOCIATION, INC.
[Guidelines and Building Standards]**

STATE OF TEXAS §
 § **KNOW ALL MEN BY THESE PRESENTS:**
COUNTY OF COLLIN §

THIS FOURTH SUPPLEMENT TO THE CERTIFICATE AND MEMORANDUM OF RECORDING OF ASSOCIATION DOCUMENTS FOR SPRINGRIDGE OF PLANO HOMEOWNERS ASSOCIATION, INC. F/K/A SPRING RIDGE HOMEOWNERS ASSOCIATION, INC. (this "Fourth Supplement") is made this 7th day of JUNE, 2018, 2018, by Springridge of Plano Homeowners Association, Inc. (the "Association").

WITNESSETH:

WHEREAS, Lennar Homes of Texas, Inc. ("Declarant") prepared and recorded an instrument entitled "Declaration of Covenants, Conditions and Restrictions for Spring Ridge" on December 6, 1996 as Instrument No. 96-0104057 of the Deed Records of Collin County, Texas (the "Declaration"); and

WHEREAS, the Association is the property owners' association created by the Declarant to manage or regulate the planned developments subject to the Declaration, which development is more particularly described in the Declaration; and

WHEREAS, Section 202.006 of the Texas Property Code provides that a property owners association must file each dedicatory instrument governing the association that has not been previously recorded in the real property records of the county in which the development is located; and

WHEREAS, the Association previously recorded a Certificate and Memorandum of Recording of Association Documents for Spring Ridge Homeowners Association, Inc. on or about December 28, 1999 as Instrument No. 99-0154649 at Volume 04570, Page 02781 of the Deed Records of Collin County, Texas (the "Notice"); and

WHEREAS, the Association previously recorded a First Supplemental Certificate and Memorandum of Recording of Association Documents for Spring Ridge Homeowners Association, Inc. on or about May 9, 2000 as Instrument No. 2000-0047043 at Volume 04663, Page 0632 of the Deed Records of Collin County, Texas (the "First Supplement"); and

WHEREAS, the Association previously recorded a Second Supplemental Certificate and Memorandum of Recording of Association Documents for Spring Ridge Homeowners Association, Inc. on or about June 15, 2005 as Instrument No. 2005-0079843 at Volume 05940, Page 06447 of the Deed Records of Collin County, Texas (the "Second Supplement"); and

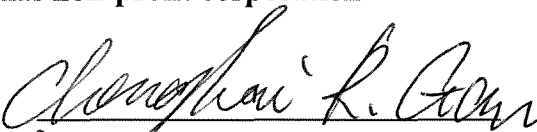
WHEREAS, the Association previously recorded a Third Supplemental Certificate and Memorandum of Recording of Association Documents for Spring Ridge Homeowners Association, Inc. on or about June 2, 2016 as Instrument No. 20160602000690270 of the Deed Records of Collin County, Texas (the "Third Supplement"); and

WHEREAS, the Association desires to supplement the Notice with the dedicatory instrument attached as **Exhibit "A,"** pursuant to and in accordance with Section 202.006 of the Texas Property Code.

NOW, THEREFORE, the dedicatory instrument attached hereto as **Exhibit "A"** is a true and correct copy of the original and is hereby filed of record in the Real Property Records of Collin County, Texas, in accordance with the requirements of Section 202.006 of the Texas Property Code.

IN WITNESS WHEREOF, the Association has caused this Fourth Supplement to the Certificate and Memorandum of Recording of Association Documents for Springridge of Plano Homeowners Association, Inc. f/k/a Spring Ridge Homeowners Association, Inc. to be executed by its duly authorized agent as of the date first above written.

**SPRINGRIDGE OF PLANO
HOMEOWNERS ASSOCIATION, INC.,
a Texas non-profit corporation**

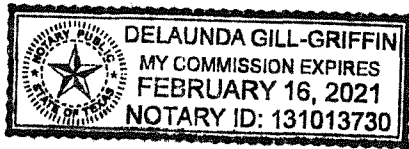
By: 
Its: PRESIDENT

ACKNOWLEDGMENT

STATE OF TEXAS §
 §
COUNTY OF COLLIN §

BEFORE ME, the undersigned authority, on this day personally appeared C. ROBIN GAN, President of Springridge of Plano Homeowners 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 purposes and consideration therein expressed on behalf of said corporation.

SUBSCRIBED AND SWORN TO BEFORE ME on this 7th day of June, 2018.



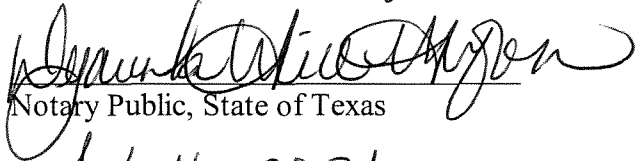

Notary Public, State of Texas
Feb 16, 2021
My Commission Expires

Exhibit “A”

Guidelines and Building Standards

SPRINGRIDGE OF PLANO HOMEOWNERS ASSOCIATION, INC.
GUIDELINES AND BUILDING STANDARDS

1. INTRODUCTION

1.01 Authority

These Guidelines and Building Standards (the "Design Standards") are adopted pursuant to authority granted to the Architectural Control Committee ("ACC") of Springridge of Plano Homeowners Association, Inc. under Article 3, Section 3.3(d) of the Declaration of Covenants, Conditions and Restrictions for Spring Ridge, as amended (the "Covenants"). The requirements and provisions of the Design Standards shall be in addition to and not in lieu of the requirements and provisions of the Covenants.

1.02 Purpose

Plans must be submitted to and approved by the ACC pursuant to the Covenants and these Design Standards for the sole and exclusive purpose of assuring all external structures, modifications and additions within Spring Ridge are in harmony of external design in terms of massing, general styling, and size, and that all structures and landscaping conform to a high standard of quality construction as established by the Common Property landscaping and improvements and existing standards of the neighborhood. These Design Standards are not intended to provide absolute rules for every situation. There may be situations where the ACC will grant exceptions to the Design Standards.

1.03 Applications of Design Standards

Approval by the ACC is required for any addition or modification to the external appearance of a Lot or any Residence or Structure on the Lot. The approval requirements are all encompassing and include, by way of illustration and not limited to, the repainting of a Structure, the placement of any object on a Lot, and the erection of any fence. All Owners are responsible for obtaining the necessary review and approvals to comply with the terms of the Covenants. Each application is reviewed on an individual basis. If an Owner proceeds with any modification prior to obtaining approval from the ACC, the Owner runs the risk of having to correct any violation at his or her own expense.

2. THE DESIGN STANDARDS

2.01 Additions and/ or Remodels

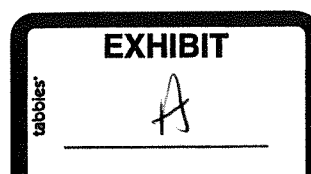
Additions must comply with the setback requirements of the City of Plano all building setbacks as set forth on the recorded plat of the subdivision.

It is owner's responsibility to obtain required permits on any modification as deemed necessary by the City of Plano.

Any changes to the brick or siding (façade) must have ACC approval.

Front door changes, including painting must be approved by the ACC.

2.02 Attic Ventilation/Rooftop Appendages



Attic ventilation and rooftop appendages must be reviewed and approved by the ACC prior to installation. Attic roof ventilators are recommended to be low profile vents, such as ridge vents and pancake vents. Turbine vents are acceptable but not preferred. Where possible, ventilators should be installed on the rear side of the roof, with no vents installed on the portion of the roof facing the street in front of the Lot.

2.03 Awnings

Exterior window awnings must be reviewed and approved by the ACC prior to installation.

2.04 Basketball Goals

Any basketball goal must be at the rear of the Residence and not in the front of the Residence, and must not be visible from the main street. Any portable goal must not obstruct sidewalks, streets, and alleys. If portable goals are not used, backboards may be mounted on a metal pole in removable sleeves, located adjacent to the driveway on the Lot or mounted above the garage door. One goal per lot is allowed.

Materials and colors of basketball goals must be approved by the ACC. Placement of basketball goals and poles must be isolated so as to minimize visual impact on neighboring properties. All goals must be maintained with a net and painted. In-ground posts should, if possible, be behind a fence. Exceptions to these guidelines must be submitted to the ACC for review and approval.

2.05 Birdhouses

Pole-mounted birdhouses shall not exceed 15 ft. in height. Only one pole-mounted bird house per lot is allowed. The birdhouse itself shall be a complementary to those of the residence and located in the rear yard only. Exceptions to these guidelines must be submitted to the ACC for review and approval.

2.06 Clotheslines

Clotheslines are prohibited .

2.07 Deck, Patios, and Covers

Patios may be constructed as per City of Plano guidelines.

Patio covers which are, in the ACC's sole discretion, aesthetically-pleasing may be constructed using materials such as: redwood, cedar or select types of realistic wood grain textured aluminum product factory painted with a color that complements the trim of the house. Patio Covers or support structures of fiberglass or other types of metal products are not permitted.

Decks, patios and patio covers must be approved by the ACC.

Decks, patios and patio covers are permitted in rear yards only.

2.08 Disallowed Items

Disallowed items shall include, but not be limited to, the following:

- Exterior antenna of any kind with the exception of miniature satellite dishes, as detailed in these Design Standards and the Covenants, Article 3, Section 3.4(e)(1)
- Chain link property line fencing
- Window units or wall-mounted air conditioners

- Car ports or boat ports

2.09 Dog Houses/Dog Runs

Dog houses/dog runs must be located in rear yards only. Dog runs must be well maintained with regard to smell and appearance.

2.10 Driveway/Parking Pads and Sidewalks

Additions to existing driveways will be approved by the ACC only if they are determined by the ACC to be consistent with existing construction and landscaping. Driveways and additional parking pad must match concrete texture of the existing driveway.

Changes to driveways and parking pads must be approved by the ACC and the City of Plano.

2.11 Fencing Guidelines

Fences are required around backyards. Fences must be of wood and finish color must be submitted to the ACC for approval. Wooden fences must be stained with colors approved by ACC. Fence heights are limited to a minimum of 6 ft. and a maximum of 10 ft., as measured from the finished grade. Post can be no taller than fence height, and must be tall enough to support all fence cross member supports. On sections of fence facing a street, fence posts must not be visible from the street. On sections facing alleys, fence posts are allowed on the side facing the alley, and are therefore allowed to be visible. However, it is desirable that all fence posts not be visible from either the street or alley views. It is required that wood fencing receives an initial and periodic protective finish. The finish must be applied within 30 days of fence installation, or at such time agreed to by the ACC. Finishes must be applied to both sides of the fence. Fences of one material must be of one color.

Chain link fences are prohibited.

Wooden retainers or kick boards, and retaining walls must be specified at the time of ACC request, and approved by the ACC. In general, retainers or kick boards can be approved by ACC provided that they are specified in detail at the time of submittal. Retainers or kick boards must be a single height horizontal plank. Multiple height horizontal wood planks of this type are considered retaining walls. Wooden retaining walls are treated differently from retainers or kick boards, and are used for the purpose of support where fill material is used to level a yard inside a fence line. See Article 3, Section 3.4(e)(2) of the Covenants for further information regarding retaining walls.

Fences are required and placement is subject to various restrictions relative to location. Fences or walls may not be placed on any lot nearer to the front building line indicated on the recorded plat of the property or the front of the house, whichever is further from the street. However, wood fencing approved by the ACC will be allowed to extend from the outer perimeter of a dwelling to the side or rear property line.

If an easement occurs within a property, it is to be maintained by the property owner. Fence construction within any easement is at the risk of the owner. Fences shall not obstruct lot drainage easements. A fence may not be attached to a tree or encroach beyond the property line to encompass a tree. Fences must be supported entirely by fence posts.

Fences must be approved by the ACC and the City of Plano prior to construction.

2.12 Fountains/Statuary/Flag Poles

All fountains and statues installed in the front yard are subject to submittal review and approval from the ACC prior to installation. Flag poles are subject to the Association's Flag Display Guidelines.

2.13 Gazebos/Trellis/Arbors

All gazebos, trellis, pergolas, and arbors are to be submitted for review and approved by the ACC and the City of Plano. If painted or stained, the structure shall coordinate with and/or complement the colors of the house and the roofing construction must match that of the house. If the height of the structure is higher than the fence, it cannot be visible from the street view. Gazebos must not exceed 75 sq. ft. in size. Gazebos shall be located in side or rear yard locations and must be screened by a 6 or 8 ft. privacy fence and comply with building setback lines. Gazebos must have a 5 ft. minimum clearance from any fence or property line.

2.14 Gutter/Downspouts

Gutters and downspouts shall match/coordinate with the color of the existing trim of the house. Downspouts must direct water to your property, not your neighbors.

2.15 Hot Tubs and Spas

Spas and hot tubs must be located in the side or rear yard and screened from public view from the street or the other residences with a 6 or 8 ft. privacy fence or landscaping. Owners should consult with the City of Plano for fencing requirements around spas and hot tubs.

Spas and hot tubs must be approved by the ACC and the City of Plano.

2.16 House Numbers

House number shall be cast stone. Florescent or brightly colored numbers are not allowed.

2.17 Lighting

Outdoor lighting must not be obtrusive or glare unduly towards streets, neighboring properties, walkways, or housing units. Hoods on floodlights may be required to shield glare. Soffit- mounted down lighting and building- mounted lighting shall be subtle and use attractive fixtures and enclosures. Tree uprights shall be concealed underground or in shrub masses. Colored lights are not permitted except as part of holiday decorations. All holiday/Christmas lights and decorations should be removed from exterior of Residence within 30 days after Christmas. Wattage is limited to 150W maximum. No barnyard lights or sodium vapor lights (yellow light source) are permitted.

2.18 Landscaping/Gardens

Major modifications to current landscaping must be approved by the ACC.

All Residences must have and maintain front shrubbery landscaping. Refer to the City of Plano listing for prohibited plants/ additional restrictions and list of approved/ recommended plants.

Xeriscaping and similar landscaping must have ACC approval

Bedding edging should be landscaping brick and mortared. Metal and plastic landscaping edging will also be allowed.

Vegetable gardens shall be located in the confines of backyard and inside the fence line. The garden shall not be planted on a grade such that it adversely affects drainage conditions on adjacent properties through changes in grade or run-off conditions. Special care should be taken not to over fertilize or to cause fertilizer to runoff into neighboring properties or storm drains.

2.19 Mailboxes

All mailboxes must be of a design and material to match the existing mailboxes, as approved by the ACC. All lots shall have an ACC approved mailbox.

2.20 Painting/Staining/Color Changes

If an Owner wishes to repaint his Residence with the existing color, no submission is required. Any color/stain change on trim, fencing, doors, siding, etc. must be submitted to the ACC for approval.

2.21 Play Equipment/ Playhouses

Play equipment must be located in rear yard areas, must be located behind a 6 or 8 ft. privacy fence, or otherwise screened, and must be set back a minimum of 5 ft. from all property lines and not extend beyond the sides of the house. No portion of play equipment (including banners) shall extend higher than 12 ft. above grade.

Playground equipment shall be of high quality material in least obtrusive colors available. Playhouses must be located within the fenced area of the Residence and behind a 6 or 8 ft. privacy fence.

Playhouses shall be constructed of the same materials as were used in constructing the residence, being limited to wood and masonry construction. Finish and color must match or complement that of the residence. Roofing must match that of the residence. Tree playhouses are not allowed.

2.22 Pools/Equipment

All swimming pools and associated decks shall be located inside the fenced rear yards; they may not be located in easements. Pool equipment must be located where it will not cause a nuisance to neighbors. Pool equipment should not be visible from outside the fenced area.

Above ground pools, masonry block, vinyl-lined, and low hung vinyl-lined pools are not allowed. Pneumatic pool enclosures are not permitted. All swimming pools must be approved by the City of Plano

2.23 Retaining Walls

Retaining walls must be approved by the ACC. Retaining walls should be the minimum

height required to accomplish the desired split in grade and match retaining walls already in place. See sections 2.11 for additional information regarding retaining walls.

Retaining wall must be approved by the City of Plano

2.24 Roof Materials

Roof materials and colors must conform to the existing residences in the neighborhood and require submittal to ACC for approval. Approved colors are Weathered wood and charcoal.

2.25 Satellite Dishes Antennas

The ACC's ability to regulate the use of television, radio or other electronic towers, aerials, antennae, satellite dishes or devices of any type for the reception or transmission of radio or television broadcasts or other means of communications is regulated by the Telecommunications Act of 1996 and the Over-the-Air Reception Devices ("OTARD") rule, as amended. Only (a) "dish" antennas that are one meter (39.37") or less in diameter designed to receive direct broadcast satellite service or to receive or transmit fixed wireless signals via satellite, (b) antennas that are one meter (39.37") or less in diameter designed to receive video programming service via broadband radio service or to receive or transmit fixed wireless signals and (c) antennas that are designed to receive local television signals (collectively, the "Permissible Antennas") are permitted to be installed on a Residence. To the extent that receipt of an acceptable signal would not be impaired, Permissible Antennas shall be installed behind the Residence or on the side of the Residence towards the rear, screened from the streets, and, to the extent reasonably practicable, integrated with the Residence and surrounding landscape. No antennas shall be permitted to be installed for AM/FM radio, amateur (ham) radio, citizen band (CB) radio or digital audio radio services (DARS) unless required by law.

2.26 Shutters

Shutters shall be painted to match or complement the existing Residence.

2.27 Signs

All signs are subject to the Covenants, Article 3, Section 3.4(e)(10). For Sale or For Rent signs are limited to 2 x 3 feet in area. Rental signs must be approved by the ACC. Garage Sale signs are permitted without prior approval provided that they are small, are put up no sooner than 24 hours in advance of the sale, and are removed promptly after the sale has ended. School signs are permitted without prior approval. Election or political signs are permitted without prior approval provided that they are put up no sooner than 90 days prior to the election and are removed within 10 days after the election. Two security company signs per lot are permitted, provided that they are ground-mounted and are of a reasonable size. One "No Soliciting" sign, maximum of 8.5x11 inches, is allowed. No

sign may be placed on the Common Property of the Development except as approved by the ACC.

2.28 Solar Panels and Energy Conservation Equipment

All solar energy devices are subject to the Association's Solar Energy Device Guidelines. No windmills, wind generators, or other apparatus for generating power from the Wind shall be erected or installed.

2.29 Solid Waste Container Screening

A garbage and other solid waste containers shall be kept concealed from view of the streets and may not be maintained in the front yard or in the side yard adjacent to a street. Garbage and recycling trash containers should not be placed in the back alley; they may be moved closer to alley on the day of trash pickup. Refer to Article 3, Section 3.4(e)(4) of the Covenants.

2.30 Screen and Storm Doors

Screen and storm doors shall match or complement the window mullions or the house trim. Silver finished aluminum doors or windows are prohibited.

2.31 Storage Sheds/Accessory Buildings

Storage sheds or other permanent structures must be located in rear yard areas and must be located behind a 6 or 8 ft privacy fence. They may not exceed 10 ft. in height and cannot be visible from the street. Storage sheds must be constructed of wood, brick, or vinyl siding of a color and type to match the residence. Roofs must be shingled to match residence. Metal storage sheds are prohibited. Storage sheds shall not exceed 100 sq. ft. in size. No shed or structure next to a side street may be closer than 10 ft. to the street. Only one shed or structure is permitted per lot. Refer to Article 3, Section 3.4(e)(3) of the Covenants.

In the case of greenhouses, all shed requirements regarding size, height, and location in rear yards behind a 6 or 8 ft. privacy fence apply. They may not exceed the height of the fence and cannot be visible from the street. Greenhouses with temporary poly/flexible plastic walls are not permitted. Walls must be of a rigid nature, for example, polycarbonate sheets with an aluminum frame. Greenhouses must be used for the purpose intended, and not for general storage.

All sheds or permanent structures must be approved by the ACC and the City of Plano.

2.32 Solar Screens

Adhesive-backed sunscreens/window films must be approved by the ACC prior to installation and must be professionally installed so as to ensure that a neat appearance is presented. Sunscreen must be integral to the window or the screen. For street facing windows, all should have the same screen applied. Black and Tan colors are approved colors.

2.33 Woodpiles

All Woodpiles must be kept screened by adequate planting or fencing to conceal them from view by neighboring residences and streets and must be maintained in the rear yard only.

2.34 Yard/Patio Furniture

Generally, yard/patio furniture must be limited to backyards.

2.35 Rainwater Collection Units

Rainwater collection devices are permitted but an ACC approval is required for deciding the number, size, place, and material.

These Guidelines and Building Standards were adopted by the Architectural Control Committee in accordance with Article 3, Section 3.3(d) of the Declaration of Covenants, Conditions and Restrictions for Spring Ridge, on June 7th, 2018.



**MEMBER, ARCHITECTURAL CONTROL COMMITTEE
SPRINGRIDGE OF PLANO HOMEOWNERS ASSOCIATION, INC.**

APPENDIX A - SUBMITTAL REQUIREMENTS

Additions and/or Remodels

1. Two sets of floor plans, roof plans, and site plans are to be submitted to the ACC for review and approval.
2. All colors and materials (roofing, siding, masonry, etc.) should match or complement the existing Residence. Color samples must be submitted to the ACC for review/approval.
3. Property owner must verify that the addition complies with all City of Plano Ordinance and codes.
4. Additions must maintain the percentage of masonry that exists for the residence prior to the addition.

Attic Ventilation/Rooftop Appendage

1. Cut sheets or photographs showing the type of Ventilators.
2. Roof plan showing location.

Basketball Goals

1. A site plan showing the location with respect to the residence, street, property lines, and nearby residences.
2. A description of the color and materials.

Decks and Patios

1. A plot plan showing the house, the location of the deck, and the property line.
2. Building/drawing plans, including railing, benches, screening, and other details.
3. Photographs of the existing house showing where the proposed deck will be located.
4. All colors and materials should match or complement the existing Residence. Color samples must be submitted to the ACC for review/approval.

Dog Houses/Dog Runs

1. Site plan showing proposed location.
2. Drawing, photograph, or brochure showing dog run fencing or Dog house.

Driveways/Parking Pads

1. A site plan showing proposed driveway in relation to existing structures, fences, driveways, sidewalks, property lines, etc.

Fences

1. A site plan showing the location of the fence, existing structures, and property lines.
2. A description of the type and height of fence and materials to be used.
3. An elevation or side view drawing of the fence showing the pickets and any retaining or retainer boards to be used.
4. All colors and materials should match or complement the existing Residence. Color samples must be submitted to the ACC for review/approval.

Fountains/Statuary

1. Drawings, photographs, or brochures showing height, color, and design of fountain/statuary.
2. A site plan showing location of fountain/statuary.

Gazebos/Trellis/Arbors

1. Construction plans and dimensions.
2. Proposed exterior color and materials.
3. A site plan showing the location of the existing and proposed structures and property lines.

Hot Tubs and Spas

1. A catalogue clipping, photograph, or other description indicating the color, material, and dimensions of the improvements.
2. A site plan showing the location of the equipment, existing structures, and property lines.

Painting/Staining/Color Changes

1. Sample of stain or paint color, manufacturer and color specification (color name and number).

Playhouses, Storage Sheds, Permanent Structures

1. A site plan showing the location of the structure, existing structures, and property lines.
2. A description and dimensions of the structure (construction drawing).
3. A description of materials and color to be used for the structure and samples from the existing residence.

Solar screens

1. Photographs, color samples, and other information, as appropriate, showing the type and color.
2. A sample of adhesive-backed window film.

Yard Furniture

1. For furniture in front or side yards, a description (color, materials, design) of the furniture.

Rainwater Collection Units

1. Plan, place, material details of the rain water collection units.



Filed and Recorded
Official Public Records
Stacey Kemp, County Clerk
Collin County, TEXAS
10/09/2018 04:02:27 PM
\$82.00 SCAPELA
20181009001263180

A handwritten signature in cursive script, appearing to read "Stacey Kemp".