

AFTER RECORDING, PLEASE RETURN TO:

Judd A. Austin, Jr.
Henry Oddo Austin & Fletcher, P.C.
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**SIXTH SUPPLEMENTAL CERTIFICATE AND MEMORANDUM
OF RECORDING OF DEDICATORY INSTRUMENTS
FOR
WIND RIDGE ESTATES
PHASES I AND II HOMEOWNERS' ASSOCIATION, INC.**

STATE OF TEXAS §
 §
COUNTY OF DALLAS §

The undersigned, as attorney for Wind Ridge Estates Phases I and II Homeowners' 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 described on Exhibit B attached hereto, hereby states that the dedicatory instrument attached hereto is a true and correct copy of the following:

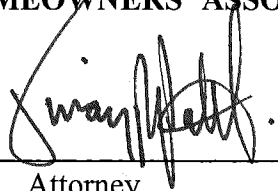
***(1) STANDARDS FOR PLACEMENT OF TRASHCANS AND
CONSTRUCTION OF TRASHCAN SCREENS (Exhibit A).***

All persons or entities holding an interest in and to any portion of property described on Exhibit B attached hereto are subject to the dedicatory instrument. The dedicatory instrument attached hereto shall serve to replace any dedicatory instrument previously recorded by Wind Ridge Estates Phases I and II Homeowners' Association, Inc. addressing the same or similar subject matter.

IN WITNESS WHEREOF, Wind Ridge Estates Phases I and II Homeowners' Association, Inc. has caused this Sixth Supplemental Certificate and Memorandum of Recording of

Dedicatory Instruments to be filed with the office of the Dallas County Clerk and serves to supplement that certain Certificate and Memorandum of Recording of Association Documents for Wind Ridge Estates Phases I and II Homeowners' Association, Inc. filed on February 28, 2000, and recorded in Volume 2000040, Page 2554, *et seq.* of the Official Public Records of Dallas County, Texas; that certain First Supplemental Certificate and Memorandum of Recording of Dedicatory Instruments for Wind Ridge Estates Phases I and II Homeowners' Association, Inc. filed on January 5, 2012, and recorded as Instrument No. 201200003487 in the Official Public Records of Dallas County, Texas; that certain Second Supplemental Certificate and Memorandum of Recording of Dedicatory Instruments for Wind Ridge Estates Phases I and II Homeowners' Association, Inc. filed on May 29, 2012, and recorded as Instrument No. 201200152133 in the Official Public Records of Dallas County, Texas; that certain Third Supplemental Certificate and Memorandum of Recording of Dedicatory Instruments for Wind Ridge Estates Phases I and II Homeowners' Association, Inc. filed on December 31, 2012, and recorded as Instrument No. 201200384848 in the Official Public Records of Dallas County, Texas; that certain Fourth Supplemental Certificate and Memorandum of Recording of Dedicatory Instruments for Wind Ridge Estates Phases I and II Homeowners' Association, Inc. filed on July 10, 2014, and recorded as Instrument No. 201400171438 in the Official Public Records of Dallas County, Texas; and that certain Fifth Supplemental Certificate and Memorandum of Recording of Dedicatory Instruments for Wind Ridge Estates Phases I and II Homeowners' Association, Inc. filed on November 4, 2015, and recorded as Instrument No. 201500296478 in the Official Public Records of Dallas County, Texas.

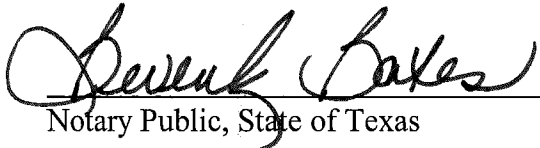
**WIND RIDGE ESTATES PHASES I AND II
HOMEOWNERS' ASSOCIATION, INC.**

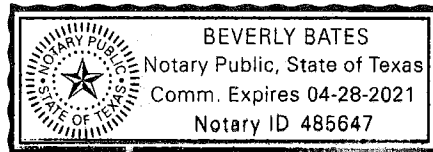
By: 
Its: Attorney

STATE OF TEXAS §
 §
COUNTY OF DALLAS §

BEFORE ME, the undersigned Notary Public, on this day personally appeared Vinay B. Patel, attorney for Wind Ridge Estates Phases I and II Homeowners' Association, Inc., 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 25th day of July, 2018.


Notary Public, State of Texas



Wind Ridge Estates
Homeowners Association

Architectural Standards Bulletin

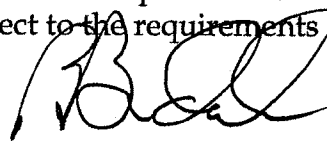
**Standards for Placement of Trashcans and
Construction of Trashcan Screens**

- Whereas:** Article 6.01 of the Declaration of Covenants, Conditions and Restrictions for the Wind Ridge Estates I and II Homeowners Association, Inc., provides that an Architectural Control Committee may be appointed by the Board of Directors; and
- Whereas:** The Architectural Control Committee (hereinafter referred to as the "Committee") has the authority under Article 6.03 of the Covenants, Conditions and Restrictions, to require submission of plans for any building, fence, wall, pole, improvement or other structure prior to the construction of or installation of any such improvement; and
- Whereas:** Article 7.06(i) of the Covenants, Conditions and Restrictions provides that all containers and other facilities for trash disposal must be located and screened in a manner approved by the Committee; and
- Whereas:** Article 6.05 of the Covenants, Conditions and Restrictions provides that the Committee may from time to time publish and promulgate bulletins regarding architectural standards, which shall be fair, reasonable and uniformly applied and shall carry forward the spirit and intention of the Declaration.

Now, Therefore Let It Be Resolved That:

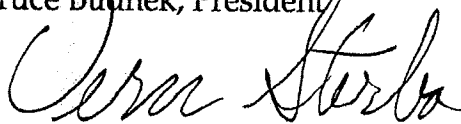
The Committee hereby adopts the following standards for Placement of Trashcans and Construction of Trashcan Screens.

This Bulletin will be effective immediately upon its execution and publishing to the membership of the Wind Ridge Estates I and II Homeowners Association. All previously constructed or placed Trashcan Screens will require written approval of the Committee, subject to the requirements of this bulletin.



Bruce Budnek, President

21 July, 2018



Vern Sterba, Chair, Architectural Control Committee

21 July, 2018

Standards of Acceptance, Trashcan Storage & Trashcan Screens

The HOA requires that the storage of trashcan(s) be in a location which is not visible from a public area such as a street or sidewalk. The preferred area for storage is in the homeowner's garage or behind their fence. However, the Committee recognizes that there may be situations where it is difficult for the homeowner to store trashcans in these locations due to space or other limitations. In these situations, a homeowner will be allowed to construct an outdoor screen to hide or otherwise materially obstruct a view of their trashcan(s).

Because the Committee would require the submission of an Architectural Request Form with plan details for any proposed trashcan screen, it deems the establishment of an Architectural Standard necessary to promote uniform aesthetics for Lot appearance. Moreover, so long as the requirements in this Architectural Standard are met, the required submission of an Architectural Request Form to the Committee for trashcan screen construction will be considered to have been met and a Lot owner shall be deemed to have obtained approval from the Committee to construct such screen. However, any proposed material deviation from this Architectural Standard will require the Committee's approval of an Architectural Request Form with plan details prior to commencing any construction of a trashcan screen.

Trashcan Screens shall meet the following standards:

1. Screen shall be constructed of pressure treated lumber or #1 grade cedar. Either an "L" or "U" (2 or 3 sided) screen shape is needed to obstruct both front and side views. Because of conformity with the area as well as fading concerns, plastic or metal materials are not allowed with the exceptions that: a) metal fasteners and gate hardware are allowed, and b) metal posts may be used to support the screen as long as they are located on the inside of the screen where they are not visible from public view.
2. Screen lumber shall be sealed with waterproofing material whose color is similar to the color of adjacent or nearby fences. Solid non-earth tone painted colors (for example, white) are not permissible.
3. Screen fence style shall be similar to the style of adjacent or nearby fences, such as stockade or board-on-board styles. A gate is permissible to allow ease of access to inside the screened area but a gate is not required. The gate, if present, must be of the same design, construction, color and materials as the rest of the screen.
4. Screens shall be of sufficient height so that the tops of trashcans do not extend above them. However, screens shall be no taller than forty-eight inches (48") from grade level. Screen width and length shall be no less than thirty-six inches (36"). The screen must be of sufficient length to hide both the regular and recycle trashcans from view.
5. Screens may be placed on either side of the house but preferably on the side where the A/C condensing units of the house are located. Storing trashcans behind A/C condensing units without a screen shall not comply with these standards.

EXHIBIT B

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

- (a) All lots and tracts of land situated in **Wind Ridge, Phase I, an Addition to the City of Dallas, Dallas County, Texas, according to the Plat thereof recorded in Volume 88099, Page 604, Map Records, Dallas County, Texas; and**

- (b) All lots and tracts of land situated in **Wind Ridge Phase II, an Addition to the City of Dallas, Dallas County, Texas, according to the Plat thereof recorded in Volume 88132, Page 1397, Map Records, Dallas County, Texas.**

**Filed and Recorded
Official Public Records
John F. Warren, County Clerk
Dallas County, TEXAS
07/25/2018 04:00:09 PM
\$46.00
201800198932**

