

FOURTH 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:

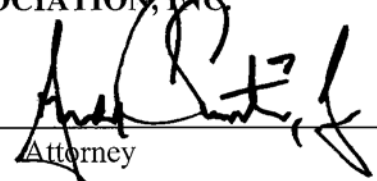
- ***Wind Ridge Estates Homeowners Association - Architectural Standards Bulletin / Installation of Xeriscape Landscaping*** (Exhibit A).

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.

IN WITNESS WHEREOF, Wind Ridge Estates Phases I and II Homeowners' Association, Inc. has caused this Fourth 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; and 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.

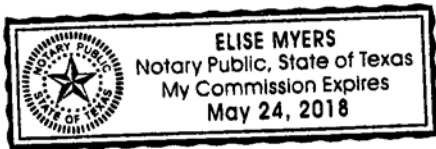
**WIND RIDGE ESTATES PHASES I
AND II HOMEOWNERS'
ASSOCIATION, INC.**

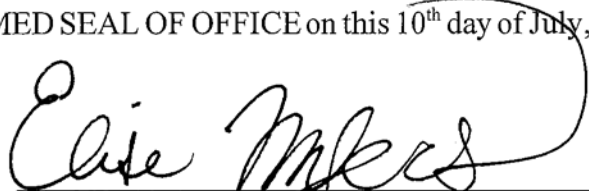
By: 
Its: Attorney

STATE OF TEXAS §
 §
COUNTY OF DALLAS §

BEFORE ME, the undersigned Notary Public, on this day personally appeared Judd A. Austin, Jr, 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 10th day of July, 2014.




Notary Public, State of Texas

Wind Ridge Estates
Homeowners Association

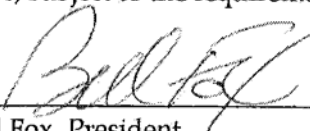
Architectural Standards Bulletin
Installation of Xeriscape Landscaping

- 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 ARC) 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 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 and furthermore; and
- Whereas: Article 9.01 of the Covenants, Conditions and Restrictions provides that "the Owner and occupant of each Lot shall cultivate an attractive ground cover or grass on all yards visible from the street, shall maintain the yards in a sanitary and attractive manner and shall edge the street curbs that run along the Lot line."

Now, Therefore Let It Be Resolved That:

The ARC hereby adopts the following standards for Xeriscaping front yards visible from the street.

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 Xeriscaping will require written approval of the Committee, subject to the requirements of this bulletin



Bill Fox, President

May 20, 2014
Date



Dan Murphy, Chair, Architectural Control Committee

May 20, 2014
Date

Standards of Acceptance

Xeriscaping means using native and adaptive plants that can grow and sustain themselves with low water requirements and tolerate heat and drought conditions. Various groundcovers other than grass are typically used in Xeriscaping arrangements.

Any home owner proposing Xeriscaping their Lot will be required to submit plans and obtain prior written approval of the ARC before commencing construction or modifying any landscaping on any Lot. Plans shall include the dimensions, color and site placement location of plants and ground cover on a Lot. ARC will consider the following standards of acceptance when reviewing requests.

1. At least 25% of the visible front and side lawn area of the home shall contain turf grass.
2. Because of color fading issues with artificial turf or grass, its use is prohibited.
3. Non-turf areas can contain recognized groundcover plants (for example, Jasmine, Mondo grass, lilyturf). Non-turf areas may also contain a decomposed granite, ground hardwood mulch, crushed limestone, crushed lava rock, flagstone or other loose stone material for a groundcover that is maintained to prevent weed growth without using toxic or environmentally harmful chemicals. Areas larger than 200 square feet may not be composed of a single material (i.e. bare mulch/rock) unless interspersed with plants or hardscapes. Concrete surfaces shall be limited to driveways and sidewalks only. Additionally, decomposed granite may not be placed in the narrow strip between public sidewalks and the street curb and if used in the front lawn must not wash out onto the public sidewalk or street.
4. Sickly and dying plants must be removed or replaced.
5. Hardscapes can include large boulders, concrete stepping stones or other materials that are used as part of xeriphytic landscaping design. The HOA prefers to see natural colored rock and masonry used or masonry that matches or blends with existing housing coloration. No boulders or large rocks exceeding 12" in height may be used on the narrow strip between public sidewalks and the street curb.
6. Water features, urns and other man-made ornamentation can add variety but may not exceed 3 items in public view.
7. For public safety, no plant with thorns, spines, or sharp edges can be used within 6 feet of the public sidewalks. For corner lots, no plants higher than 18 inches should be planted in the sidewalk strip area because such placement may constitute a visual safety hazard to pedestrians and drivers.
8. Perennials that go dormant during winter shall be cut back to remove dead materials in the fall.
9. Non-turf planted areas must be bordered to define the xeriphytic area clearly from turfed areas. These areas must be kept maintained at all times (plants trimmed, weeded and borders edged) to ensure an attractive appearance. No plants may encroach on public sidewalks.

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
07/10/2014 11:36:54 AM
\$42.00
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