

\*\*\*\* Electronically Filed Document \*\*\*\*

Denton County  
Juli Luke  
County Clerk

Document Number: 2015-59913  
Recorded As : ERX-MEMORANDUM

Recorded On: June 03, 2015  
Recorded At: 08:17:58 am  
Number of Pages: 10

Recording Fee: \$62.00

**Parties:**

Direct- VILLAGE AT FRISCO LAKES COMMUN  
Indirect-

Receipt Number: 1295835  
Processed By: Terri Bair

\*\*\*\*\* THIS PAGE IS PART OF THE INSTRUMENT \*\*\*\*\*

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY  
because of color or race is invalid and unenforceable under federal law.



THE STATE OF TEXAS)  
COUNTY OF DENTON]

I hereby certify that this instrument was FILED in the File Number sequence on the date/time  
printed hereon, and was duly RECORDED in the Official Records of Denton County, Texas.

**Juli Luke**

County Clerk  
Denton County, Texas

AFTER RECORDING, PLEASE RETURN TO:

Judd A. Austin, Jr.  
Henry Oddo Austin & Fletcher, P.C.  
1700 Pacific Avenue  
Suite 2700  
Dallas, Texas 75201

**TWENTY-THIRD SUPPLEMENTAL  
CERTIFICATE AND MEMORANDUM OF RECORDING  
OF DEDICATORY INSTRUMENTS FOR THE  
VILLAGE AT FRISCO LAKES COMMUNITY ASSOCIATION, INC.**

STATE OF TEXAS           §  
                                     §  
COUNTY OF DENTON     §

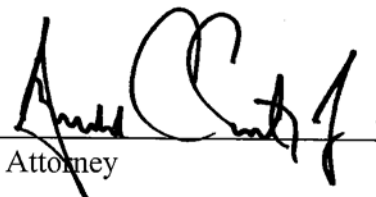
The undersigned, as attorney for The Village at Frisco Lakes Community Association, Inc., for the purpose of complying with Section 202.006 of the Texas Property Code and to provide public notice of the following dedicatory instrument affecting the owners of property described on Exhibit B attached hereto, hereby states that the dedicatory instrument attached hereto is a true and correct copy of the following:

- ***Certificate of Amendment to the Initial Use Restrictions for The Village at Frisco Lakes Community Association, Inc. (Rules for Estate Sales)*** (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 foregoing dedicatory instrument.

IN WITNESS WHEREOF, The Village at Frisco Lakes Community Association, Inc. has caused this Twenty-Third Supplemental Certificate and Memorandum of Recording of Dedicatory Instruments to be filed with the office of the Denton County Clerk, and supplements those certain instruments recorded in the Official Public Records of Denton County, Texas, to wit: (i) as Instrument No. 2008-59125; (ii) as Instrument No. 2008-68453; (iii) as Instrument No. 2008-98131; (iv) as Instrument No. 2009-87200; (v) as Instrument No. 2009-144207; (vi) as Instrument No. 2010-34692; (vii) as Instrument No. 2010-105453; (viii) as Instrument No. 2011-31824; (ix) as Instrument No. 2011-42092; (x) as Instrument No. 2011-74283; (xi) as Instrument No. 2011-80216; (xii) as Instrument No. 2011-104074; (xiii) as Instrument No. 2011-118317; (xiv) as Instrument No. 2012-629; (xv) as Instrument No. 2012-84347; (xvi) as Instrument No. 2012-90893; (xvii) as Instrument No. 2012-111734; (xviii) as Instrument No. 2012-120482; (xvix) Instrument No. 2013-125383; (xx) 2013-148073; (xxi) as Instrument No. 2014-17668; (xxii) as Instrument No. 2014-69537; and (xxiii) as Instrument No. 2015-3576.

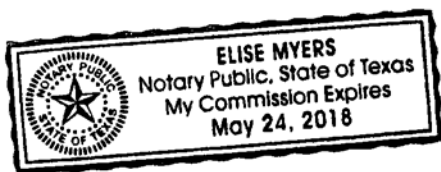
**THE VILLAGE AT FRISCO LAKES  
COMMUNITY ASSOCIATION, INC.**

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 The Village at Frisco Lakes Community 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 29<sup>th</sup> day of May, 2015.



*Elise Myers*  
\_\_\_\_\_  
Notary Public, State of Texas

**EXHIBIT A**

STATE OF TEXAS       §  
                                   §  
 COUNTY OF DENTON    §

**CERTIFICATE OF AMENDMENT TO THE INITIAL USE RESTRICTIONS OF  
 THE VILLAGE AT FRISCO LAKES COMMUNITY ASSOCIATION, INC.**

The Board of Directors (the "*Board*") of The Village at Frisco Lakes Community Association, Inc. (the "*Association*") is the entity responsible for the operation of the Association in accordance with and pursuant to that certain Declaration of Covenants, Conditions and Restrictions for The Village at Frisco Lakes, recorded on filed of record on March 27, 2006, as Instrument No. 2006-34621 in the Official Public Records of Denton County, Texas, as well as any and all supplements thereof and amendments thereto (collectively, the "*Declaration*"); and

**WHEREAS**, the Initial Use Restrictions of the Association are attached as Exhibit "C" to the Declaration (the "*Initial Use Restrictions*"); and

**WHEREAS**, Section 4.2 (a) of Article IV of the Declaration provides a mechanism by which the Board may adopt rules which modify, cancel, limit, create exceptions to, expand the Initial Use Restrictions; and

**WHEREAS**, the Board proposed Rules for Estate Sales, a true and correct copy of which is attached hereto as Exhibit "1" (the "*Rules for Estate Sales*"); and

**WHEREAS**, the Board has complied with all notification requirements contained in Article IV, Section 4.2 (a) (ii) of the Declaration prior to the Board taking action to approve the Rules for Estate Sales; and

**WHEREAS**, the Board, at a duly convened meeting held on March 26, 2015, approved the Rules for Estate Sales.

**NOW, THEREFORE, KNOW ALL PEOPLE BY THESE PRESENTS** that the Board has resolved, and does hereby resolve, to approve and enact the Rules for Estate Sales.

**IT IS FURTHER RESOLVED** that the Rules for Estate Sales shall serve to amend the Initial Use Restrictions and become a part thereof.

**IT IS FURTHER RESOLVED** that the term "estate sale" is removed from Section 2. (k) of the Initial Use Restriction to avoid any conflict between the Rules for Estate Sales and the Initial Use Restrictions.

**IT IS FURTHER RESOLVED** that in the event of any other conflict between the Rules for Estate Sales and the Initial Use Restrictions, the Rules for Estate Sales shall control.

**THE VILLAGE AT FRISCO LAKES  
COMMUNITY ASSOCIATION, INC.**

By:   
CLINT VINCENT, President

Date: 5-19-15

## **RULES FOR ESTATE SALES**

Estate sales and moving sales are prohibited, except that a one-time estate sale may be conducted after written application is submitted by the estate sale company to the Community Association office and the application has been approved. Proof of Liability and Worker's Compensation insurance coverage must be submitted with the application.

These types of sales shall be permitted only in the event a resident Owner or spouse has passed away or an Owner or spouse is required to relocate as a result of deteriorating health.

The sale must be conducted by a professional estate sale company which must agree in writing to abide by the policies pertaining to estate sales as set forth by the Association. The sale must be held entirely indoors, which includes the interior of the garage. The garage door may not be left open during the hours of the sale. Absolutely no items may be placed on the driveway or in the yard.

The sale may be held for a maximum of two and one-half (2 ½) days only on Thursday, Friday and half a day on Saturday during the designated hours.

The sale may be held during the hours of 9:00 a.m. and 4:00 p.m. on Thursday and Friday and 9:00 a.m. to noon on Saturday, so as not to disturb neighbors or cause an unsightly disturbance anywhere on the Lot or in the Neighborhood.

Directional signs are not permitted, but one estate sale sign will be permitted on the Lot on the day(s) of the sale.

The sale may be announced in the classified ads section of ourfricolakes.net. The ad will expire 14 days after it is initially posted. The wording of the ad must be submitted to the Association office. The Association will then post the ad in the classified ads section of the website.

Only one (1) estate sale per homeowner will be approved.

This policy may be amended or rescinded by the Board of Directors at any time.

*The foregoing was approved by the Board of Directors at its meeting of March 26, 2015, following compliance with the notification requirements contained in Article IV, Section 4.2 (a) of the Declaration of Covenants, Conditions and Restrictions for Village at Frisco Lakes (the "Declaration"). In the event of a conflict between the Rules for Estate Sales contained herein and the Initial Use Restrictions attached as Exhibit C to the Declaration, the Rules for Estate Sales shall control.*

## EXHIBIT B

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

- (i) **Frisco Lakes by Del Webb, Phase 1**, an Addition to the City of Frisco, Denton County, Texas, according to the Plat thereof recorded as Document No. 2014-309 in the Map Records of Denton County, Texas
- (ii) **Frisco Lakes by Del Webb, Phase 1A**, an Addition to the City of Frisco, Denton County, Texas, according to the Plat thereof recorded in Cabinet W, Page 911 of the Map Records of Denton County, Texas;
- (iii) **Frisco Lakes by Del Webb, Phase 4**, an Addition to the City of Frisco, Denton County, Texas, according to the Plat thereof recorded as Document No. 2014-189 in the Map Records of Denton County, Texas;
- (iv) **Frisco Lakes by Del Webb Village 6**, an Addition to the City of Frisco according to the Plat thereof recorded as Document No. 2013-246 in the Map or Plat Records of Denton County, Texas;
- (v) **Frisco Lakes by Del Webb Village 7**, an Addition to the City of Frisco according to the Plat thereof recorded as Document No. 2014-305 in the Map or Plat Records of Denton County, Texas;
- (vi) **Frisco Lakes by Del Webb Village 8**, an Addition to the City of Frisco according to the Plat thereof recorded as Document No. 2012-274 in the Map or Plat Records of Denton County, Texas;
- (vii) **Frisco Lakes by Del Webb Village 9**, an Addition to the City of Frisco according to the Plat thereof recorded as Document No. 2012-114 in the Map or Plat Records of Denton County, Texas;
- (viii) **Frisco Lakes by Del Webb Village 11**, an Addition to the City of Frisco according to the Plat thereof recorded as Document No. 2011-47 in the Map or Plat Records of Denton County, Texas;
- (ix) **Frisco Lakes by Del Webb Village 12**, an Addition to the City of Frisco according to the Plat thereof recorded as Document No. 2011-145 in the Map or Plat Records of Denton County, Texas;



- (x) **Frisco Lakes by Del Webb Village 13**, an Addition to the City of Frisco according to the Plat thereof recorded as Document No. 2011-192 in the Map or Plat Records of Denton County, Texas;
- (xi) **Frisco Lakes by Del Webb Village 14**, an Addition to the City of Frisco according to the Plat thereof recorded as Document No. 2010-161 in the Map or Plat Records of Denton County, Texas;
- (xii) **Frisco Lakes Del by Webb Village 15**, Phase 1, an Addition to the City of Frisco, Denton County, Texas, according to the Plat thereof recorded in Cabinet Y, Page 128 of the Map Records of Denton County, Texas;
- (xiii) **Frisco Lakes by Del Webb, Village 15 Phase 2**, an Addition to the City of Frisco according to the Plat thereof recorded as Document No. 2010-58 in the Map or Plat Records of Denton County, Texas;
- (xiv) **Frisco Lakes by Del Webb Village 16**, an Addition to the City of Frisco, Denton County, Texas, according to the Plat thereof recorded in Cabinet X, Page 555 of the Map Records of Denton County, Texas;
- (xv) **Frisco Lakes by Del Webb Village 17**, an Addition to the City of Frisco, Denton County, Texas, according to the Plat thereof recorded in Cabinet X, Page 557 of the Map Records of Denton County, Texas;
- (xvi) **Frisco Lakes by Del Webb Village 18**, an Addition to the City of Frisco according to the Plat thereof recorded as Document No. 2010-202 in the Map or Plat Records of Denton County, Texas;
- (xvii) **Frisco Lakes by Del Webb Village 19**, an Addition to the City of Frisco, Denton County, Texas, according to the plat thereof recorded in Cabinet Y, Page 753 of the Map Records of Denton County, Texas;
- (xviii) **Frisco Lakes by Del Webb Village 20 Phase 1**, an Addition to the City of Frisco according to the Plat thereof recorded as Document No. 2010-25 in the Map or Plat Records of Denton County, Texas;
- (xix) **Frisco Lakes by Del Webb Village 20 Phase 2**, an Addition to the City of Frisco according to the Plat thereof recorded as Document No. 2010-184 in the Map or Plat Records of Denton County, Texas;

- (xx) **Frisco Lakes by Del Webb Village 21**, an Addition to the City of Frisco, Denton County, Texas, according to the plat thereof recorded in Cabinet X, Page 559 of the Map Records of Denton County, Texas;
- (xxi) **Frisco Lakes by Del Webb, Phase 1B, Village 22**, an Addition to the City of Frisco, Denton County, Texas, according to the Plat thereof recorded in Cabinet X, Page 44 of the Map Records of Denton County, Texas;
- (xxii) **Frisco Lakes by Del Webb, Phase 1B, Village 23**, an Addition to the City of Frisco, Denton County, Texas, according to the Plat thereof recorded in Cabinet X, Page 64 of the Map Records of Denton County, Texas;
- (xxiii) **Frisco Lakes by Del Webb, Phase 1B, Village 25**, an Addition to the City of Frisco, Denton County, Texas, according to the Plat thereof recorded in Cabinet X, Page 45 of the Map Records of Denton County, Texas;
- (xxiv) **Frisco Lakes by Del Webb Village 26**, an Addition to the City of Frisco according to the Plat thereof recorded as Document No. 2013-245 in the Map or Plat Records of Denton County, Texas;
- (xxv) **Frisco Lakes by Del Webb Village 27**, an Addition to the City of Frisco, Denton County, Texas, according to the Plat thereof recorded in Cabinet X, Page 179 of the Map Records of Denton County, Texas;
- (xxvi) **Frisco Lakes by Del Webb, Phase 1B, Village 28**, an Addition to the City of Frisco, Denton County, Texas, according to the Plat thereof recorded in Cabinet X, Page 68 of the Map Records of Denton County, Texas;
- (xxvii) **Frisco Lakes by Del Webb, Phase 1B, Village 29**, an Addition to the City of Frisco, Denton County, Texas, according to the Plat thereof recorded in Cabinet X, Page 66 of the Map Records of Denton County, Texas.