

Denton County
Juli Luke
County Clerk

Instrument Number: 75999

ERecordings-RP

MISCELLANEOUS

Recorded On: July 18, 2023 03:36 PM

Number of Pages: 5

" Examined and Charged as Follows: "

Total Recording: \$42.00

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

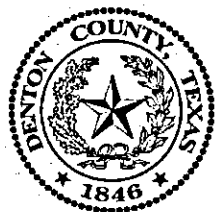
Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number: 75999
Receipt Number: 20230718000603
Recorded Date/Time: July 18, 2023 03:36 PM
User: Denise W
Station: Station 18

Record and Return To:

Corporation Service Company



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, TX

AFTER RECORDING, PLEASE RETURN TO:

**Judd A. Austin, Jr.
Henry Oddo Austin & Fletcher, P.C.
1717 Main Street
Suite 4600
Dallas, Texas 75201**

**FIRST SUPPLEMENTAL CERTIFICATE AND MEMORANDUM OF
RECORDING OF DEDICATORY INSTRUMENTS
FOR
HERITAGE TRAILS HOMEOWNERS ASSOCIATION, INC.**

**STATE OF TEXAS §
 §
COUNTY OF DENTON §**

The undersigned, as attorney for Heritage Trails Homeowners Association, Inc., a Texas nonprofit corporation, 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 in the Declaration of Covenants, Conditions and Restrictions for Heritage Trails, filed on August 8, 2019, and recorded as Instrument No. 2019-96338, in the Official Public Records of Denton County, Texas, including any amendments and supplements thereto ("*Property*"), hereby states that the dedicatory instrument attached hereto is a true and correct copy of the following:

- ***Pool Rules (Exhibit A).***

All persons or entities holding an interest in and to any portion of the Property are subject to the foregoing dedicatory instrument until amended. The attached dedicatory instrument replaces and supersedes all previously recorded dedicatory instruments addressing the same or similar subject matter and shall remain in force and effect until revoked, modified, or amended by the Board of Directors.

IN WITNESS WHEREOF, Heritage Trails Homeowners Association, Inc., has caused this First Supplemental Certificate and Memorandum of Recording of Dedicatory Instruments to be recorded in the Official Public Records of Denton County, Texas; and serves to supplement that Certain Certificate and Memorandum of Recording of Dedicatory Instruments filed on September 13, 2021, and recorded as Instrument No. 167758, in the Official Public Records of Denton County, Texas.

**HERITAGE TRAILS
HOMEOWNERS ASSOCIATION, INC.,
a Texas nonprofit corporation**

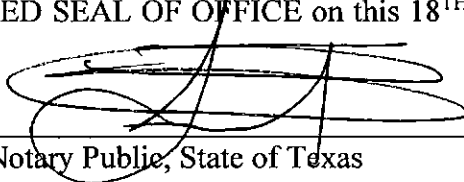


By: _____
Its: Attorney

STATE OF TEXAS §
 §
COUNTY OF DALLAS §

BEFORE ME, the undersigned Notary Public, on this day personally appeared Vinay B. Patel, attorney for Heritage Trails Homeowners Association, Inc., a Texas nonprofit corporation, 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 18TH day of July, 2023.



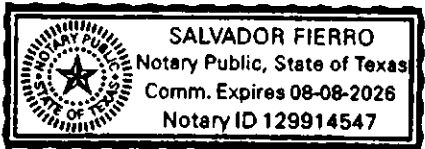
Notary Public, State of Texas

Exhibit A



Pool Rules

Hours of Operation: 7:00 AM to 9:00 PM

The use of the community pool center is exclusively for residents in good standing of the Heritage Trails Homeowners Association and their guests.

All Monthly Assessments must be paid in full prior to use of the pool

- ❖ **WARNING!! NO LIFEGUARD ON DUTY**
- ❖ A Heritage Trails pool fob is required to enter the pool, climbing over the fence or gate is prohibited, Trespassers will be prosecuted – **DO NOT ENTER WHEN POOL AREA IS CLOSED**
- ❖ Only residents of Heritage Trails and their guests are permitted in the pool area. Maximum of four (4) guests per household
- ❖ Always keep gate completely closed, Do NOT open the gate for anyone, or prop it open
- ❖ **NO FOOD OR DRINKS** allowed inside the pool
- ❖ Persons with contagious diseases, diarrhea, skin abrasions or open infected sores, lesions or wounds will not be allowed in the pool
- ❖ Proper swim attire required, no jeans, cut-offs, street clothes or loose clothing allowed for safety reasons, babies / toddlers **MUST** wear swim diapers
- ❖ Use of floatation devices, rafts or toys must not interfere with other swimmers' use of the pool
- ❖ Children 16 and under must be always accompanied by an adult over the age of 18
- ❖ **NO profanity. NO loud music. NO glass containers. NO smoking. NO alcohol. NO drugs**
- ❖ **NO DIVING, PUSHING, RUNNING OR HORSE PLAY ALLOWED IN THE POOL AREA**
- ❖ No pets allowed in the pool area unless it is a service animal
- ❖ No skateboards, bikes, scooters, rollerblades, or motorized vehicles allowed inside the pool
- ❖ Music must be kept at a non-offensive level- Be considerate of other guests
- ❖ Management is authorized to expel any person(s) due to disruptive behavior, being underage or lack of an adult member present
- ❖ Pick up all trash and belongings when departing pool area for the day
- ❖ Please close all umbrellas utilized during your visit and remove floating chairs from the pool
- ❖ **IN CASE OF EMERGENCY CALL 911- An emergency phone is located on the front wall of the restroom**

It is the responsibility of each resident to see that these rules are enforced to maintain a safe pool area for the use of all guests.

The Board of Directors has the obligation to amend these rules and the right to suspend the pool privileges of any member who abuses their privilege or creates a safety hazard.

Please use the pool at your own risk, Heritage Trails HOA are NOT responsible for accidents or injuries.

Heritage Trails HOA are not responsible for damaged, lost, or stolen items.

Report any unsafe conditions or violations to Legacy Southwest Property Management at (214) 705-1615.