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DEDICATION 1/34

MEADOW CREEK VILLAGE RESIDENTS' ASSOCIATION

**FIRST SUPPLEMENT TO
NOTICE OF FILING OF DEDICATORY INSTRUMENTS**

STATE OF TEXAS §
§
COUNTY OF DALLAS §

KNOW ALL MEN BY THESE PRESENTS:

This FIRST SUPPLEMENT TO NOTICE OF FILING OF DEDICATORY INSTRUMENTS (this "Notice") is filed by Meadow Creek Village Residents' Association (the "Association").

WITNESSETH:

WHEREAS, the Association is a "property owners' association" as defined in Section 202.002(2) of the Texas Property Code; and

WHEREAS, the Association is governed by a dedicatory instrument, which covers the property described therein entitled Declaration of Covenants, Conditions and Restrictions for Meadow Creek Village Residents' Association filed of record on October 4, 1971, at Instrument No. 197100197466, Volume 71193, Page 0743, Deed Records, Dallas County, Texas (the "Declaration") as such may be amended and/or supplemented from time to time; and

WHEREAS, Section 202.006 of the Texas Property Code, which became effective September 1, 1999, requires a "property owners' association" to file "the dedicatory instrument" in the real property records of each county in which the property to which the dedicatory instrument relates is located; and

WHEREAS, the Association, with the sole intention of filing the following instruments which might be interpreted as being within the scope of Section 202.006, acting by and through the undersigned duly authorized agent, files true and correct copies of the instruments more specifically set forth hereinafter.

WHEREAS, on April 6, 2012, the Association recorded a Notice of Filing of Dedicatory Instruments for Meadow Creek Village Residents' Association at Instrument No. 201200098188, of the Official Public Records of Dallas County, Texas (the "Notice"); and

WHEREAS, the Association desires to again supplement the Notice by adding the instrument attached hereto adopted by the Association.

NOW, THEREFORE, the Association, files true and correct copies of the following instruments of the Association which are attached hereto:

1. **MEADOW CREEK VILLAGE RESIDENTS' ASSOCIATION - GUIDELINES FOR CERTAIN EXTERIOR MAINTENANCE;**
2. **MEADOW CREEK VILLAGE RESIDENTS' ASSOCIATION - GUIDELINES FOR OWNER MAINTENANCE RESPONSIBILITIES;**

3. MEADOW CREEK VILLAGE RESIDENTS' ASSOCIATION - GUIDELINES FOR ROOF MAINTENANCE AND REPLACEMENT;
4. MEADOW CREEK VILLAGE RESIDENTS' ASSOCIATION - GUIDELINES FOR PARKING, GARBAGE RECEPTACLES, CLUBHOUSE AND SWIMMING POOL;
5. MEADOW CREEK VILLAGE RESIDENTS' ASSOCIATION - GUIDELINES FOR TRIMMING OF TREES;
6. MEADOW CREEK VILLAGE RESIDENTS' ASSOCIATION - ARTICLES OF INCORPORATION OF MEADOW CREEK VILLAGE RESIDENT'S ASSOCIATION;
7. MEADOW CREEK VILLAGE RESIDENTS' ASSOCIATION - BY-LAWS OF MEADOW CREEK VILLAGE RESIDENTS' ASSOCIATION;
8. MEADOW CREEK VILLAGE RESIDENTS' ASSOCIATION - CHANGES IN THE BY-LAWS OF MEADOW CREEK VILLAGE RESIDENTS' ASSOCIATION; and
9. MEADOW CREEK VILLAGE RESIDENTS' ASSOCIATION - COLLECTION POLICY.

IN WITNESS WHEREOF, the undersigned agent of Meadow Creek Village Residents' Association, certifies that, to the best of his knowledge, as of the effective date of this First Supplement to Notice of Filing of Dedicatory Instruments that the foregoing instruments are true and correct copies of the current instruments of the Association.

MEADOW CREEK VILLAGE RESIDENTS' ASSOCIATION

By: _____

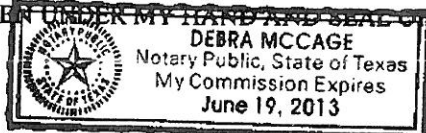
Robert M. Blend

Duly Authorized Agent

STATE OF TEXAS §
§
COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, a Notary Public in and for said county and state, on this day personally appeared Robert M. Blend, a duly authorized agent for Meadow Creek Village Residents' Association, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed, in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 24th day of May, 2012.



Notary Public in and for the State of Texas

AFTER RECORDING RETURN TO:
The Blend Law Firm, P.C.
14131 Midway Road, Suite 1240
Addison, Texas 75001

MEADOW CREEK VILLAGE RESIDENTS' ASSOCIATION

GUIDELINES FOR CERTAIN EXTERIOR MAINTENANCE

STATE OF TEXAS §
COUNTY OF DALLAS §

KNOW ALL PERSONS BY THESE PRESENTS:

WHEREAS, the Meadow Creek Village Residents' Association ("Association") is charged with administering and enforcing those certain covenants, conditions and restrictions contained in the Declaration of Covenants, Conditions & Restrictions for Meadow Creek Village Residents' Association, filed for record on October 4, 1971, as Document Number 197100197466, Volume 71193, Page 0743 *et seq.*, of the Official Public Records of Dallas County, Texas (the "Declaration"), as such may be amended and/or supplemented from time to time; and

WHEREAS, Article VI, Section 1 of the Declaration, entitled "Powers and Duties" Subsection (b) provides that the Board ... shall pay for out of the maintenance fund ... the following: ... "Exterior maintenance on each Lot and the Common Properties which shall include and be limited to (i) maintenance (including painting) of the exterior walls, downspouts, gutters, fences and roof of each home, (ii) maintenance of driveways and sidewalks, and (iii) maintenance of exterior grounds, including care of trees, shrubs and grass and sprinkler systems on each Lot...; and

WHEREAS, Article VI Section 1 of the Declaration entitled "Powers and Duties" Subsection (b) provides that the Board ... shall pay for out of the maintenance fund ... the "Exterior maintenance on each Lot and the Common Properties...; PROVIDED, the term "exterior maintenance" as used herein shall expressly exclude all repairs and maintenance not specifically provided therein, including, but not limited to, (i) all maintenance necessitated by fire, windstorm or other casualty, (ii) maintenance or repair of glass and glass surfaces, and (iii) maintenance or repair of air conditioning and heating units...; and

WHEREAS, Article VI, Section 1(b) of the Declaration, entitled "Powers and Duties" Subsection (b) provides that ... in the event that the need for maintenance or repair is caused through the willful or negligent act of any Owner, his or her family, or guests, or invitees, the cost of such maintenance or repair shall be added to and become a part of the assessment to which each Lot is subject; and

WHEREAS, Article VI, Section 3 of the Declaration, entitled "Owner's Obligations to Repair" provides that "... each Owner shall, at his sole cost and expense, maintain and repair his Lot and the improvements situated thereon,..."; and

WHEREAS, the original property did not have gutters or downspouts and any addition of such are considered improvements to an Owner's Lot; and

WHEREAS, Article V, Section 4(i) of the By-Laws, entitled "Directors" provides it shall be the duty of the Board "to cause the common areas to be maintained..."; and

WHEREAS, Article V, Section 4(j) of the By-Laws, entitled "Directors" provides it shall be the duty of the Board "to cause the exterior of the dwellings to be maintained."

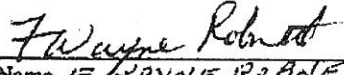
NOW, THEREFORE, the Board has duly adopted the following *Guidelines for Exterior Maintenances*.

1. According to schedules periodically adopted by the Board of Directors, the Association will perform exterior maintenance needed as a result of normal wear-and-tear on each home and the Common Property structures including repair or replacement of deteriorated wood, and painting all exposed wood.
2. Immediate maintenance needs for which the Association is responsible that threaten the structural integrity of a building will be addressed in a timely manner.
3. The Association is not responsible for the repair, replacement or painting of the doors of any home.

4. According to need resulting from normal wear-and-tear, and as identified by the Board of Directors, the Association will repair or replace driveways and sidewalks in the complex.
5. According to need resulting from normal wear-and-tear, and as identified by the Board of Directors, the Association will repair or replace privacy fences on each Lot and on the Common Properties.
6. Any additional costs for replacements, repairs or maintenance by the Association that results from actions or negligence of Residents will be assessed to those individual property Owners.
7. The original properties did not have gutters or downspouts, therefore, if such is or has been added to a Lot by an Owner, such is considered an improvement and is the Owner's responsibility to maintain and repair.

This Policy is effective upon recordation in the Public Records of Dallas County, Texas and supersedes any policy regarding exterior maintenance which may have previously been in effect. Except as affected by this Policy, all other provisions contained in the Declaration or any other dedicatory instrument of the Association shall remain in full force and effect.

This is to certify that the foregoing Policy was adopted by the Board at a meeting of the same held 4-26-2012, and has not been modified, rescinded or revoked.


Name F. WAYNE ROBNETT
Title PRESIDENT
Meadow Creek Village Residents' Association