

**Denton County
Juli Luke
County Clerk**

Instrument Number: 62600

ERecordings-RP

MEMORANDUM

Recorded On: June 09, 2025 11:47 AM

Number of Pages: 17

" Examined and Charged as Follows: "

Total Recording: \$89.00

******* 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: 62600
Receipt Number: 20250609000392
Recorded Date/Time: June 09, 2025 11:47 AM
User: Kraig T
Station: Station 21

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**

**THIRTEENTH SUPPLEMENTAL CERTIFICATE AND
MEMORANDUM OF RECORDING OF DEDICATORY
INSTRUMENTS
FOR
GRAYHAWK ASSOCIATION OF HOMEOWNERS, INC.**

STATE OF TEXAS §
 §
COUNTY OF DENTON §

The undersigned, as attorney for Grayhawk Association of Homeowners, Inc., for the purpose of complying with Section 202.006 of the Texas Property Code and to provide public notice of the following dedicatory instruments affecting the owners of property described on Exhibit B attached hereto, hereby states that the dedicatory instruments attached hereto are true and correct copies of the following:

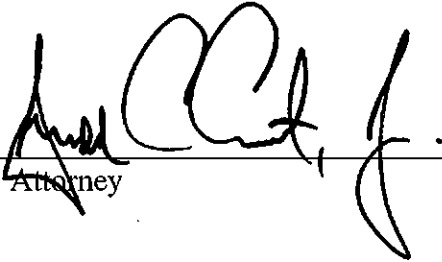
- ***Grayhawk Association of Homeowners, Inc. – Resolution: Beautification Committee*** (Exhibit A-1);
- ***Grayhawk Association of Homeowners, Inc. – Resolution: Architectural Control Committee*** (Exhibit A-2); and
- ***Grayhawk Association of Homeowners, Inc. – Resolution: Covenants Control Committee*** (Exhibit A-3).

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 instruments. The attached dedicatory instruments shall remain in force and effect until revoked, modified or amended by the Board of Directors.

IN WITNESS WHEREOF, Grayhawk Association of Homeowners, Inc. has caused this Thirteenth Supplemental Certificate and Memorandum of Recording of Dedicatory Instruments to be filed with the office of the Denton County Clerk, and serves to supplement that certain (i) Certificate and Memorandum of Recording of Association Documents for Grayhawk Association of Homeowners, Inc. filed on July 24, 2008, and recorded as Instrument No. 2008-80969 in the Official Public Records of Denton County, Texas, (ii) that certain First Supplemental Certificate and Memorandum of Recording of Association Documents for Grayhawk Association of Homeowners, Inc. filed on December 16, 2009, and recorded as Instrument No. 2009-143355 in the Official Public Records of Denton County, Texas, (iii) that certain Second Supplemental Certificate and Memorandum of Recording of Association Documents for Grayhawk Association of Homeowners, Inc. filed on December 21, 2011, and recorded as Instrument No. 2011-121766 in the Official Public Records of Denton County, Texas; (iv) that certain Third Supplemental Certificate and Memorandum of Recording of Association Documents for Grayhawk Association of Homeowners, Inc. filed on January 8, 2013, and recorded as Instrument No. 2013-2732 in the Official Public Records of Denton County, Texas; (v) that certain Fourth Supplemental Certificate and Memorandum of Recording of Association Documents for Grayhawk Association of Homeowners, Inc. filed on January 8, 2013, and recorded as Instrument No. 2015-118673 in the Official Public Records of Denton County, Texas; (vi) that certain Fifth Supplemental Certificate

and Memorandum of Recording of Association Documents for Grayhawk Association of Homeowners, Inc. filed on February 5, 2016, and recorded as Instrument No. 2016-12926 in the Official Public Records of Denton County, Texas; (vii) that certain Sixth Supplemental Certificate and Memorandum of Recording of Association Documents for Grayhawk Association of Homeowners, Inc. filed on May 13, 2016, and recorded as Instrument No. 2016-55925 in the Official Public Records of Denton County, Texas; (viii) that certain Seventh Supplemental Certificate and Memorandum of Recording of Dedicatory Instruments filed on December 6, 2019, and recorded as Instrument No. 2019-155578 in the Official Public Records of Denton County, Texas; (ix) that certain Eighth Supplemental Certificate and Memorandum of Recording of Dedicatory Instruments filed on May 8, 2020, and recorded as Instrument No. 20202-61322 in the Official Public Records of Denton County, Texas; (x) that certain Ninth Supplemental Certificate and Memorandum of Recording of Dedicatory Instruments filed on June 19, 2020, and recorded as Instrument No. 2021-85011 in the Official Public Records of Denton County, Texas; (xi) that certain Tenth Supplemental Certificate and Memorandum of Recording of Dedicatory Instruments filed on March 15, 2021, and recorded as Instrument No. 2021-44522 in the Official Public Records of Denton County, Texas; (xii) certain Eleventh Supplemental Certificate and Memorandum of Recording of Dedicatory Instruments filed on October 5, 2021, and recorded as Instrument No. 2021-183618 in the Official Public Records of Denton County, Texas; and (xiii) that certain Twelfth Supplemental Certificate and Memorandum of Recording of Dedicatory Instruments filed on February 26, 2024, and recorded as Instrument No. 2024-19209 in the Official Public Records of Denton County, Texas.

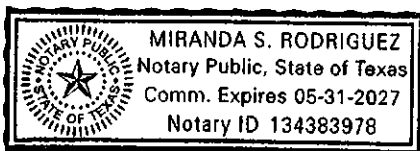
GRAYHAWK ASSOCIATION OF
HOMEOWNERS, INC.,
A Texas Non-Profit Corporation

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 Grayhawk Association of Homeowners, 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 9th day of June, 2025.





Notary Public, State of Texas

EXHIBIT A-1

Grayhawk Association of Homeowners, Inc.

Board of Directors

R E S O L U T I O N

2024-01

WHEREAS, the Board of Directors of the Grayhawk Association of Homeowners, Inc. is empowered to designate committees pursuant to Article XIV of the Bylaws; and

WHEREAS, there is a need to designate committees to assist with Association issues beneficial to the members;

NOW THEREFORE, BE IT RESOLVED THAT the following committee is hereby designated by the Board of Directors:

Grayhawk Association of Homeowners, Inc.

Beautification Committee

Mission Statement

To maintain the aesthetic integrity and the property values of the Grayhawk community through planned maintenance of, and improvements to, all Common Area Property (pools, ponds, fountains, entries, playgrounds, lighting and landscaping).

Objectives

- Maintain a committee of no less than 8 members to ensure proper performance of the duties of the committee are met.
- Develop and maintain a 1-3-5-year plan of proposed maintenance items and improvements to the Common Area Property.
- Based on the 5-Year Plan, provide the Board with actions and items that should be considered for inclusion in the next year's budget, including estimated costs.
- Inspect the common areas on a regular basis and submit a monthly report to the Board of Directors, including but not limited to:
 - Maintenance issues (dead trees, poor irrigation, low lake levels, malfunctioning equipment, weeds, lack of seasonal color, etc.) on common property.
 - Recommendations on possible beautification projects to the common property.
- Work with the Property Manager to resolve any maintenance issues.
- Periodically, review maintenance standards (landscape, irrigation, lake maintenance, pump/fountain maintenance, etc.).

All work and activities undertaken by the members of the Beautification Committee will be within the stated Grayhawk HOA Committee Operating Guidelines established by the Grayhawk HOA Board of Directors.

Grayhawk HOA Committee Operating Guidelines

Every Committee formed by the Grayhawk HOA Board of Directors will:

- Serve at the direction of the Board of Directors of the Grayhawk Association of Homeowners, Inc.
- Carry out actions that are specifically directed by the HOA Board of Directors.
- Adhere to HOA policies regarding requesting of funds and reimbursement of committee members for advance expenditures.
- Provide a recommended annual budget for the upcoming fiscal year to the Board for inclusion in the HOA Annual Budget.
- Submit a monthly written report on all activities and expenses incurred to the Board of Directors liaison prior to the Board's monthly business meeting.
- Prepare Minutes for every meeting of the committee and forward, on a timely basis, to the committee's Board Member liaison.

Committee Member Restrictions

No committee or committee member may enter into a contract on behalf of the Association, nor direct any activity that might result in a charge to the Association, or possible liability to the Association.

This resolution is hereby adopted and made a part of the Minutes for the Board Meeting held on February 20, 2024.

EXHIBIT A-2

Grayhawk Association of Homeowners, Inc.

Board of Directors

R E S O L U T I O N

2024-02

WHEREAS, the Board of Directors of the Grayhawk Association of Homeowners, Inc. is empowered to designate committees pursuant to Article XIV of the Bylaws; and

WHEREAS, there is a need to designate committees to assist with Association issues beneficial to the members;

NOW THEREFORE, BE IT RESOLVED THAT the following committee is hereby designated by the Board of Directors:

Grayhawk Association of Homeowners, Inc.

Architectural Review Committee (ARC)

Committee may also be known as Architectural Control Committee (ACC), Architectural Review Authority (ARA), Architectural Review Body (ARB), Architectural Committee (AC), Architectural Covenants Control Committee (ACCC).

Mission Statement

To always help maintain the aesthetic integrity and property values of the Grayhawk Associations of Homeowners, Inc. by managing the formal architectural review process by which the HOA members must use if they wish to make modifications to the exterior of their property.

Responsibilities

- Maintain a committee of 3-5 members to ensure proper performance of the duties of the Architectural Review Committee (ARC) are met.
- Help further educate members of Grayhawk Association of Homeowners, Inc on the requirement to obtain approval of proposed modifications to the exterior of their property, including but not limited to:
 - Fence/Gates
 - Landscape
 - Roof/Gutters
 - Structures
 - Improve/Repair Projects
- Review Property Owner requests of proposed exterior modifications and respond in a timely manner.
- Recommend changes to the ACC Covenant Standards, CCR's, Bylaws, as well as the ACC Request Form.

- Work with the City Liaison Committee to review any city ordinances that may impact the ARC approval process.
- Submit a quarterly report to the Board of Directors, including but not limited to:
 - The number of submitted requests
 - The number of the individual responses (approve, deny, closed)
 - Recommendations for Board action that would improve the ability of the committee to act in a timely manner and/or improve the experience of the HOA members as they work through the property modification request system.

All work and activities undertaken by the members of the Architectural Review Committee will be within the stated Grayhawk HOA Committee Operating Guidelines established by the Grayhawk HOA Board of Directors.

Grayhawk HOA Committee Operating Guidelines

Every Committee formed by the Grayhawk HOA Board of Directors will:

- Serve at the direction of the Board of Directors of the Grayhawk Association of Homeowners, Inc.
- Carry out actions that are specifically directed by the HOA Board of Directors.
- Adhere to HOA policies regarding requesting of funds and reimbursement of committee members for advance expenditures.
- Provide a recommended annual budget for the upcoming fiscal year to the Board for inclusion in the HOA Annual Budget.
- Submit a monthly written report on all activities and expenses incurred to the Board of Directors liaison prior to the Board's monthly business meeting.
- Prepare Minutes for every meeting of the committee and forward, on a timely basis, to the committee's Board Member liaison.

Committee Member Restrictions

- No committee or committee member may enter into a contract on behalf of the Association, nor direct any activity that might result in a charge to the Association, or possible liability to the Association.
- ARC Committee Member Restrictions
 - No Board member shall actively hold a voting position on the Architectural Review Committee (ARC) at the same time.
 - No ARC Committee member shall actively hold a position on the Grayhawk Board of Directors at the same time.
 - Only one person per household may hold an open seat on ARC at one time.

This resolution is hereby adopted and made a part of the Minutes for the Board Meeting held on February 20, 2024.

EXHIBIT A-3

Grayhawk Association of Homeowners, Inc.

Board of Directors

R E S O L U T I O N

2024-11

WHEREAS, the Board of Directors of the Grayhawk Association of Homeowners, Inc. is empowered to designate committees pursuant to Article XIV of the Bylaws; and

WHEREAS, there is a need to designate committees to assist with Association issues beneficial to the members;

NOW THEREFORE, BE IT RESOLVED THAT the following committee is hereby designated by the Board of Directors:

Grayhawk Association of Homeowners, Inc.

Covenants Control Committee

Mission Statement

To establish aesthetic standards for the appearance of homeowner properties in the Grayhawk association.

Objectives

- Maintain a committee of no less than 3 members to ensure proper performance of the duties of the committee are met.
- Operate with the goal of maintaining the aesthetic integrity and property values in Grayhawk.
- Develop and maintain a succinct, comprehensive framework for homesite appearance and upkeep expectations not limited to: turfgrass, shrubbery, tree care, mulch and planting beds, outdoor furniture and decorations, vegetable gardens, fences, hardscape, homesite condition and other maintenance items.
- Facilitate a communication strategy to educate and inform the community of the agreed to standards.
- Work with the Property Manager to resolve any covenant compliance issues.
- Provide homeowner guidance in terms of remediation as required through violation notification.
- Periodically, review City of Frisco approved plant list and other ordinances that may affect homeowner property appearance.

All work and activities undertaken by the members of the Covenants Control Committee will be within the stated Grayhawk HOA Committee Operating Guidelines established by the Grayhawk HOA Board of Directors.

Grayhawk HOA Committee Operating Guidelines

Every Committee formed by the Grayhawk HOA Board of Directors will:

- Serve at the direction of the Board of Directors of the Grayhawk Association of Homeowners, Inc.
- Carry out actions that are specifically directed by the HOA Board of Directors.
- Adhere to HOA policies regarding requesting of funds and reimbursement of committee members for advance expenditures.
- Provide a recommended annual budget for the upcoming fiscal year to the Board for inclusion in the HOA Annual Budget.
- Submit a monthly written report on all activities and expenses incurred to the Board of Directors liaison prior to the Board's monthly business meeting.
- Prepare Minutes for every meeting of the committee and forward, on a timely basis, to the committee's Board Member liaison.

Committee Member Restrictions

No committee or committee member may enter into a contract on behalf of the Association, nor direct any activity that might result in a charge to the Association, or possible liability to the Association.

This resolution is hereby adopted and made a part of the Minutes for the Board Meeting held on November 19, 2024.

EXHIBIT B

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

- (a) All lots and tracts of land situated in **GRAYHAWK PHASE IV-B, an Addition to the City of Frisco, Denton County, Texas, according to the Map/Plat thereof recorded in Cabinet V, Slides 363 and 364, Map/Plat Records, Denton County, Texas, Texas; and**
- (b) All lots and tracts of land situated in **GRAYHAWK PHASES VI and VII, an Addition to the City of Frisco, Denton County, Texas, according to the Plat thereof recorded in Cabinet U, Page 793, Map/Plat Records, Denton County, Texas; and**
- (c) All lots and tracts of land situated in **GRAYHAWK PHASE VIII, an Addition to the City of Frisco, Denton County, Texas, according to the Map/Plat thereof recorded in Cabinet U, Slide 791, of the Map/Plat Records, Denton County, Texas; and**
- (d) All lots and tracts of land situated in **GRAYHAWK Phase V, an Addition to the City of Frisco, Denton County, Texas, according to the Map/Plat thereof recorded in Cabinet U, Slide 489, Map/Plat Records, Denton County; and**
- (e) All lots and tracts of land situated in **GRAYHAWK Section II, Phase III, an Addition to the City of Frisco, Denton County, Texas, according to the Map/Plat thereof recorded in Cabinet V, Slide 668-670, Map/Plat Records, Denton County, Texas; and**
- (f) All lots and tracts of land situated in **GRAYHAWK PHASES I and II, an Addition to the City of Frisco, Denton County, Texas, according to the Map thereof recorded in Cabinet U, Pages 262-265, Map/Plat Records, Denton County, Texas; and**
- (g) All lots and tracts of land situated in **GRAYHAWK PHASE IX, an Addition to the City of Frisco, Denton County, Texas, according to the Map/Plat thereof recorded in Cabinet V, Page 145, Map/Plat Records, Denton County, Texas; and**

- (h) **All lots and tracts of land situated in GRAYHAWK PHASE III, an Addition to the City of Frisco, Denton County, Texas, according to the Plat thereof recorded in Cabinet U, Slide 214, Map/Plat Records, Denton County, Texas; and**
- (i) **All lots and tracts of land situated in GRAYHAWK PHASE X, an Addition to the City of Frisco, Denton County, Texas, according to the Plat thereof recorded in Cabinet V, Slide 147, Map/Plat Records, Denton County, Texas; and**
- (j) **All lots and tracts of land situated in GRAYHAWK PHASE IV-A, an Addition to the City of Frisco, Denton County, Texas, according to the Map/Plat thereof recorded in Cabinet U, Slide 491, Map/Plat Records,, Denton County, Texas; and**
- (k) **All lots and tracts of land situated in GRAYHAWK SECTION II PHASE IV, an Addition to the City of Frisco, Denton County, Texas, according to the Map/Plat thereof recorded in Cabinet W, Slide 692, Map/Plat Records, Denton County, Texas; and**
- (l) **All lots and tracts of land situated in GRAYHAWK SECTION II PHASE I, an Addition to the City of Frisco, Denton County, Texas, according to the Map/Plat thereof recorded as Instrument No. 2006-R0022917 of the Map/Plat Records, of the Plat Records, Map/Plat Records, Denton County, Texas; and**
- (m) **All lots and tracts of land situated in GRAYHAWK SECTION II PHASE II, an Addition to the City of Frisco, Denton County, Texas, according to the Map/Plat thereof recorded as Instrument No. 2005-R0097211 of the Map/Plat Records, of the Plat Records, Map/Plat Records, Denton County, Texas; and**
- (n) **All lots and tracts of land situated in GRAYHAWK PHASE XI, an Addition to the City of Frisco, Denton County, Texas, according to the Map/Plat thereof recorded as Instrument No. 2005-R0058953 of the Map/Plat Records, of the Plat Records, Map/Plat Records, Denton County, Texas; and**

- (o) **All lots and tracts of land situated in GRAYHAWK SECTION II, PHASE V, an Addition to the City of Frisco, Denton County, Texas, according to the Map/Plat thereof recorded as Instrument No. 2007-R00146073 of the Map/Plat Records, of the Plat Records, Map/Plat Records, Denton County, Texas;**
- (p) **All lots and tracts of land situated in GRAYHAWK SECTION II, PHASE VI, an Addition to the City of Frisco, Denton County, Texas, according to the Map/Plat thereof recorded as Instrument No. 2008-R0080121 of the Map/Plat Records, of the Plat Records, Map/Plat Records, Denton County, Texas;**
- (q) **All lots and tracts of land situated in GRAYHAWK SECTION II PHASE VII, an Addition to the City of Frisco, Denton County, Texas, according to the Map/Plat thereof recorded as Instrument No. 2012-229 of the Map/Plat Records, of the Plat Records, Map/Plat Records, Denton County, Texas.**