

**Denton County
Juli Luke
County Clerk**

Instrument Number: 63284

ERecordings-RP

MEMORANDUM

Recorded On: June 10, 2025 01:50 PM

Number of Pages: 11

" Examined and Charged as Follows: "

Total Recording: \$65.00

******* 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: 63284
Receipt Number: 20250610000460
Recorded Date/Time: June 10, 2025 01:50 PM
User: Lisa V
Station: Station 37

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**

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

STATE OF TEXAS §
 §
COUNTY OF DENTON §

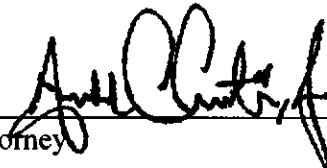
The undersigned, as attorney for Grayhawk Association of Homeowners, Inc., for the purpose of complying with Section 202.006 of the Texas Property Code and to provide public notice of the following dedicatory instrument affecting the owners of property described on Exhibit B attached hereto, hereby states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

- ***Covenants Control Committee - Grayhawk Association of Homeowners, Inc.: Standards*** (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. The attached dedicatory instrument 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 Fourteenth Supplemental Certificate and Memorandum of Recording of Dedicatory Instruments to be filed with the office of the Denton County Clerk, and serves to supplement those certain dedicatory instruments recorded in the Official Public Records of Denton County, Texas, to wit: (i) as Instrument No. 2008-80969, (ii) as Instrument No. 2009-143355, (iii) as Instrument No. 2011-121766, (iv) as Instrument No. 2013-2732, (v) as Instrument No. 2015-118673, (vi) as Instrument No. 2016-12926, (vii) as Instrument No. 2016-55925, (viii) as Instrument No. 2019-155578, (ix) as Instrument No. 20202-61322, (x) as Instrument No. 2021-85011, (xi) as Instrument No. 2021-44522, (xii) as Instrument No. 2021-183618, (xiii) as Instrument No. 2024-19209, and (xiv) as Instrument No. 2025-62600.

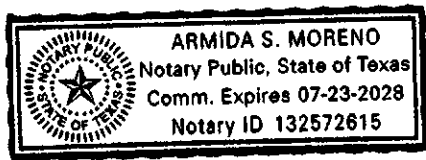
**GRAYHAWK ASSOCIATION OF
HOMEOWNERS, INC.,
A Texas Non-Profit Corporation**

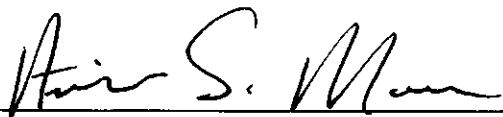
By: 
Its: Attorney

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 10th day of June, 2025.





Notary Public, State of Texas

Exhibit A

Covenants Control Committee of Grayhawk Homeowners Association – Standards¹

General

- Rental Properties have the same requirements. All owners must inform their renters/tenants of the governing documents and upkeep requirements.
- ARC requests are necessary for all exterior changes.

Yards/Turfgrass

- Property (front of house, side yards and alleyways) should be kept neat and orderly.
 - Including but not limited to: necessary fertilizing, weed control, mowing, edging and lawn irrigation.
- Working sprinkler must be maintained and operated within the City of Frisco guidelines¹.
- Yard waste must be disposed of in accordance with the City of Frisco guidelines at the earliest opportunity²
- At least seventy percent (70%) of the visible lawn area of the Lot must contain some form of sodded grass ³. The remainder of the homesite must be a combination of trees or managed beds.
- Bare earth should not be viewable from the city street adjacent to the homesite.
- Lawn must be weeded, mowed and edged with regular frequency.

Landscaping

- Front yard landscaping must include continuous coverage across the cultivable front of the house. At a minimum, 1 shrub over 1 foot tall for each 5 linear feet along the front of the house facing the street, and within close proximity to the foundation. Plant choice City of Frisco Approved Plant list, in a managed bed.⁴
- Stone borders/tree rings are not required, but if the homeowner elects to put them in place, they must be approved by the ARC (Architectural Review Committee) and maintained to create a uniform appearance.
 - Including but not limited to: filling cracks, securing rocks, replacing missing or broken stones
- Grass and weeds in borders/tree rings/flowerbeds must be removed.
- Trees are to be maintained to develop a canopy shape and should be trimmed and pruned regularly ⁵.
- Any form of landscaping must not encroach or restrict access to sidewalks, alleyways, or other common areas.
- Removal of any tree must receive ARC approval, but replacement of shrubs/plants with a similar approved species does not require ARC approval.
- Viewable tree roots should be minimized, and any kind of stump must be removed.
- Landscaping waste shall be removed within the first available trash cycle.

¹ [Lawn Watering Advice Data | Frisco, TX - Official Website](#)

² [Residential Yard Waste | Frisco, TX - Official Website](#)

³ 6th SUPPLEMENTAL CERTIFICATE AND MEMORANDUM OF RECORDING OF DEDICATORY INSTRUMENTS

⁴ [Approved-Plant-Materials-List-PDF](#)

⁵ [What Is A Tree Canopy? Here's Everything You Should Know](#)

Covenants Control Committee of Grayhawk Homeowners Association – Standards¹

Home Structure

- All surfaces must be properly maintained in a condition similar to when the house was newly constructed.
 - With specific attention: sun faded doors are replaced or re-stained, broken or sun faded shutters are replaced or re-stained, mold or algae growing on structure, chipping paint, broken fixtures, gutters are attached to the façade of the house, broken blinds.

Fence

- All fences and walls shall be properly maintained in good condition and shall be properly cared for⁶.
 - Including but not limited to: missing paint/stain, rotting wood, leaning portions
- Temporary wire or animal deterrent fencing on landscaping must not be viewable from any adjacent street.

Sidewalk

- Sidewalks should always be clear of debris or water runoff and always allow access to pedestrians using the sidewalk.
 - Residents are responsible for reporting gaps/cracks in sidewalks in front of residence to the City of Frisco for repair ⁷
- Mailbox structures must be maintained and kept in a level condition, perpendicular to the street. Changes to mailboxes must be approved by ARC.

Alleyway

- Alleys must be kept clean and clear to not restrict other homeowners' use.⁸ This includes blocking the alleyway with items such as vehicles, Boats, PODS or Campers
- Trash bins may be placed curbside the day prior to the scheduled trash pick-up day and must be secured by 7PM on the day of service⁹.

Holidays

- Seasonal religious holiday decorations may be displayed no more than 30 days before and no more than 21 days after the holiday¹⁰.

⁶ Article IX **Section 30.1** Grayhawk Association of Homeowners, Declaration of Covenants, Conditions and Restrictions.

⁷ [HTTPS://friscotx.citysourced.com/default.aspx](https://friscotx.citysourced.com/default.aspx)

⁸ **ARTICLE IX CONSTRUCTION OF IMPROVEMENTS AND USE OF LOTS SEC. 8**

⁹ New Resident Trash & Recycling | Frisco, TX - Official Website

¹⁰ *11th Supplement, Exhibit A-3*

Covenants Control Committee of Grayhawk Homeowners Association – Standards¹

Other

- Inoperable vehicles must not be viewable from a city street¹¹.
 - This includes but is not limited to: cars stored under a cover, cars with out-of-date registration, and cars that are not used frequently.
- Boats, trailers, campers/RVs, PODS or any vehicle with advertisements are not permitted to park overnight within the neighborhood¹²
- Vehicles must be properly maintained to minimize disruptive impact to the neighborhood¹³
 - Including but not limited to: modified exhaust, spinning tires, or racing of an engine.
 - All vehicle noise should be mitigated and remain in compliance with the City of Frisco¹⁴.
- Short term rentals must be registered with the City of Frisco with mitigation efforts to be made to reduce any impact to surrounding neighbors¹⁵.
- Storm damage must be quickly mitigated including damage done to roofs, fences and house facades. Restoring to original condition does not require ARC approval.
- ARC approval is needed for any light installed on the home, in the yard or landscape. Solar and wired lighting must be maintained and functional

¹¹ City of Frisco, TX JUNKED AND ABANDONED MOTOR VEHICLES

¹² Article IX Section 8 Grayhawk Association of Homeowners, Declaration of Covenants, Conditions and Restrictions.

¹³ City of Frisco, TX NOISE

¹⁴ City of Frisco, TX NOISE

¹⁵ Short-Term Rentals | Frisco, TX - Official Website

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.**