

Denton County
Juli Luke
County Clerk

Instrument Number: 85011

ERecordings-RP

CERTIFICATE

Recorded On: June 19, 2020 10:31 AM

Number of Pages: 11

" Examined and Charged as Follows: "

Total Recording: \$66.00

***** 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:

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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.
1700 Pacific Avenue
Suite 2700
Dallas, Texas 75201

**NINTH 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:

- ***Policy Resolution of the Board of Directors of the Grayhawk Association of Homeowners, Inc. Establishing Rules Governing Use of Pools During COVID-19 Pandemic*** (Exhibit A).

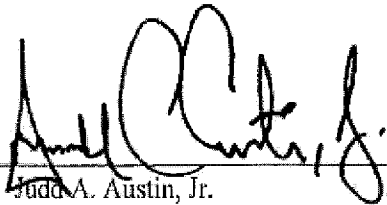
All persons or entities holding an interest in and to any portion of property described on Exhibits B attached hereto are subject to the foregoing dedicatory instrument.

IN WITNESS WHEREOF, Grayhawk Association of Homeowners, Inc. has caused this Ninth Supplemental Certificate and Memorandum of Recording of Dedicatory Instruments to be filed with the office of the Denton County Clerk and, except as hereinafter provided, serves to supplement that certain 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, 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, 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; 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; 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; 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; 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; 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; 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.

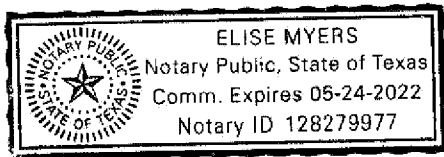
**GRAYHAWK ASSOCIATION
OF HOMEOWNERS, INC.**

By 
Judd A. Austin, Jr.

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 17th day of June, 2020.



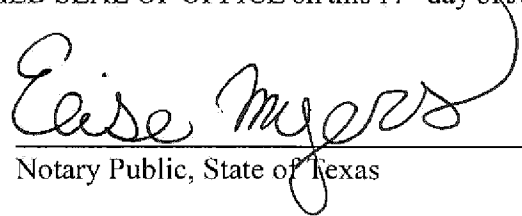

Notary Public, State of Texas

EXHIBIT A

STATE OF TEXAS

COUNTY OF DENTON

§
§
§

**POLICY RESOLUTION OF THE
BOARD OF DIRECTORS OF THE
GRAYHAWK ASSOCIATION OF HOMEOWNERS, INC.
ESTABLISHING RULES
GOVERNING USE OF POOLS DURING COVID-19 PANDEMIC**

WHEREAS, the Board of Directors of the Grayhawk Association of Homeowners, Inc. (the "Board") is the entity responsible for the operation of the Grayhawk Association of Homeowners, Inc. (the "Association") in accordance with and pursuant to that certain Declaration of Covenants, Conditions and Restrictions for Grayhawk, recorded as Instrument No. 2002-R0008616 in the Official Public Records of Denton County, Texas, including any amendments or supplements thereto (collectively, the "Declaration") and the Bylaws of Grayhawk Association of Homeowners, Inc. (the "Bylaws"); and

WHEREAS, pursuant to the Declaration and Bylaws the Board is authorized to adopt rules pertaining to the use of the Common Area including the pool and related facilities; and

WHEREAS, the Board has determined the need to promulgate rules applicable to the use of the pools in light of municipal and other governmental regulations established during the COVID-19 pandemic and to promote the safety of residents; and

WHEREAS, a meeting of the Board was held on the 8th day of June, 2020 (the "Meeting"); and

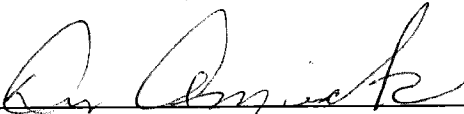
WHEREAS, a quorum of the Directors was present at the meeting; and

WHEREAS, a motion was made, and duly seconded, to adopt the Rules Governing Use of Common Area Pool and COVID-19 Precautionary Measures, attached hereto as Exhibit "1", in accordance with the authority provided the Board under the Declaration and the Bylaws.

NOW, THEREFORE, KNOW ALL PERSONS BY THESE PRESENTS that the Board has resolved to adopt, and does hereby adopt, the Rules Governing Use of Common Area Pool and COVID-19 Precautionary Measures attached hereto as Exhibit "1".

IT IS FURTHER RESOLVED, that such Rules shall be filed of record with the Office of the Denton County Clerk and shall become effective upon notification to the Owners of property subject to the Declaration of the adoption thereof by: (i) posting same on the Association's website, and (ii) forwarding a copy of the Rules to those Owners who have registered an electronic mail address with the Association.

**GRAYHAWK ASSOCIATION OF
HOMEOWNERS, INC.**

By: 
President

Date: 6/11/20

Exhibit "1"

**GRAYHAWK ASSOCIATION OF HOMEOWNERS, INC.
RULES GOVERNING USE OF THE POOL AND RELATED FACILITIES
& COVID-19 PRECAUTIONARY MEASURES**

In order to respond to governmental mandates and to further the health and welfare of residents given concerns due to COVID-19 spread and infection, the following Rules are implemented and shall apply to all users of the Pool and Related Facilities made a part of the Common Area until modified by the Board of Directors:

- Residents will not be allowed access to the pool or related facilities until individuals sign a release in favor of the Grayhawk Association of Homeowners, Inc. over the age of 18 and the parents or guardians of minor children. No guests are allowed at this time.
- Maximum occupancy requirements will be observed as established by the Governor. Residents may be required to make reservations for use of the pool and such use may be limited in time. This will be self-monitored by users of the pool.
- Each resident is responsible for cleaning surfaces of tables, chairs or other surfaces, which will be used, and must bring their own cleaning materials. Each user of the pool or related facilities is responsible for sanitizing and disinfecting the area before and after use. Grayhawk Association of Homeowners, Inc. does not guarantee that any surface is free from the COVID-19 virus or that any resident will not be exposed to such virus. Grayhawk Association of Homeowners, Inc. will schedule cleaning of facilities on a periodic basis as time and resources permit. USE OF THE POOL IS AT YOUR OWN RISK.
- All persons using the pool and related facilities are solely responsible for and must take all precautions recommended by the United States Center for Disease Control ("CDC") and local health agencies to avoid infection and prevent others from being infected including, but not limited to, washing hands frequently, maintaining family gatherings to five (5) or less individuals, maintaining social-distancing with any persons not part of their immediate family and wearing masks whenever possible.
- Any resident over the age of 65 or who has a compromised immune system shall be solely responsible for obtaining clearance from their physician before entering the pool area.
- You should stay home and not enter the pool or related facilities if -
 - You have a cough, fever or shortness of breath
 - You or anyone in your household has been sick in the past 2 weeks or exposed to someone who has been sick in the past 2 weeks
 - You are at high risk for COVID-19.

- For your safety, social-distancing practices shall be observed. Your failure to do so is AT YOUR OWN RISK. Maintain physical distance of at least 6 feet between you and others who are not a part of your household.
- The Board of Directors reserves the right to close the pool and/or related facilities if, in the sole judgment of the Board, it determines residents are willfully not complying with the rules, regulations, and/or restrictions in place to address COVID-19 health concerns or any of the safety protocols in effect as recommended by the Governor of the State of Texas, local governmental authorities and/or the CDC.

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.**