

**** Electronically Filed Document ****

Denton County
Juli Luke
County Clerk

Document Number: 2015-118673
Recorded As : ERX-MEMORANDUM

Recorded On: October 13, 2015
Recorded At: 08:39:06 am
Number of Pages: 10

Recording Fee: \$62.00

Parties:

Direct- GRAYHAWK ASSOCIATION OF HOME
Indirect-

Receipt Number: 1348394
Processed By: Terri Bair

***** 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.



THE 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, Texas

AFTER RECORDING, PLEASE RETURN TO:

Judd A. Austin, Jr.
Henry Oddo Austin & Fletcher, P.C.
1700 Pacific Avenue
Suite 2700
Dallas, Texas 75201

**FOURTH 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:

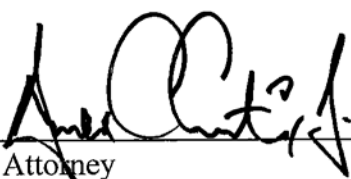
- ***Architectural Guidelines for the Installation of Standby Electric Generators*** (Exhibit A).

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 Fourth 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 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; and 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.

**GRAYHAWK ASSOCIATION
OF HOMEOWNERS, INC.**

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 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 12th day of October, 2015.



Elise Myers

Notary Public, State of Texas

EXHIBIT A

GRAYHAWK ASSOCIATION OF HOMEOWNERS, INC.

ARCHITECTURAL GUIDELINES FOR THE INSTALLATION OF STANDBY ELECTRIC GENERATORS

(As provided in Chapter 202 of the Texas Property Code)

Terms used but not defined in this policy will have the meaning subscribed to such terms in the Declaration of Covenants, Conditions, and Restrictions for Grayhawk, and any amendments thereto, recorded in the Official Public Records of Denton County, Texas.

General Considerations

An Owner may not own, operate, install or maintain a permanently installed standby electric generator (a "Generator"), as such a generator is defined by §202.019 of the Texas Property Code without compliance with the standards and requirements contained herein.

Owner must submit request and receive approval from the Architectural Control Committee (ACC) prior to installing a standby electric generator.

The location should take advantage of screening provided by existing or proposed structures and/or vegetation.

Specific Guidelines

1. A Generator must be fully enclosed in an integral manufacturer-supplied sound attenuating enclosure.
2. Any Generator installed by an Owner must be installed and maintained in compliance with the manufacturer's specifications and all applicable governmental health, safety, electrical, and building codes.
3. Any and all electrical, plumbing, and fuel-line connections for a Generator must be installed by a licensed contractor only.
4. Any and all electrical connections for a Generator must be installed in accordance with all applicable governmental health, safety, electrical, and building codes.
5. Any and all natural gas, diesel fuel, biodiesel fuel, or hydrogen fuel line connections for a Generator must be installed in accordance with all applicable governmental health, safety, electrical, and building codes.

6. Any and all liquefied petroleum gas fuel line connections must be installed in accordance with the rules and regulations promulgated and adopted by the Railroad Commission of Texas and all other applicable governmental health, safety, electrical, and building codes.
7. Non-integral Generator fuel tanks must be installed to comply with all applicable municipal zoning ordinances and all applicable governmental health, safety, electrical, and building codes.
8. The Generator, its electrical lines, and its fuel lines must be maintained in good condition. If any component of a Generator—including its electrical or fuel lines—becomes deteriorated or unsafe, that component must promptly be repaired or replaced. Failure to promptly repair or replace the component will be grounds for the association to require removal of the Generator. Any such component must be repaired or replaced in accordance with the manufacturer's specifications or any applicable governmental health, safety, electrical, and building codes. The Owner must routinely and periodically test the Generator in a manner consistent with the manufacturer's recommendations.
9. A Generator may not be located in the front yard of a residential structure and cannot be visible from any area accessible by the general public. An Owner is prohibited from locating a Generator on any property that is Common Area whether or not owned by the Association.

A Generator must be screened from view if it is: (i) visible to the street faced by the residential structure; (ii) located in an unfenced side or rear yard of a residential structure and visible either from an adjoining residential structure or from any adjoining Common Area; or, (iii) located in a side or rear yard fenced by a wrought-iron or other "open" fence and visible through the fence either from an adjoining residential structure or from any adjoining Common Area. The screen must comply with any and all architectural-design guidelines as established by the Architectural Control Committee.

10. An Owner is prohibited from using a Generator to generate all, or substantially all, of the electrical power for a residential structure, except when utility-generated electrical power to the residential structure is not available or is intermittent due to causes other than non-payment for utility services to the residential structure.
11. Prior to installation of a Generator, an Owner must submit plans and specifications to the Architectural Control Committee showing the proposed location of the Generator, as well as any proposed plans and specifications for screening. An application to install a Generator will be submitted and reviewed in the same manner and following the same process as any other request to modify or improve the exterior of a residential structure. Installation of a Generator cannot begin until approval has been received from the Architectural Control Committee. The Architectural Control Committee is not responsible for ensuring that an approved submission complies with any applicable governmental health, safety, electrical, and building codes.

Submittal Requirements

An Owner is required to submit for consideration:

- A completed and signed Architectural Control Committee (ACC) Request form.
- A copy of the existing site plan (often called a "survey plat") for their lot showing the location of the house, any accessory structures, significant vegetation and hardscape, property lines and the proposed location of the standby electric generator.
- A catalog photograph or manufacturer's "cut sheet" of the standby electric generator, including dimensions, material, color and sound attenuating properties.
- A planting plan indicating the type and location of vegetation or other screening, existing or proposed.

These Architectural Guidelines are promulgated pursuant to and in accordance with Chapter 202 of the Texas Property Code addressing Standby Electric Generators.

These Architectural Guidelines were adopted and approved by the Grayhawk Association of Homeowners, Inc. Board of Directors (Board) at a legally held Board Meeting on October 7, 2015. Such Guidelines shall remain in force and effect until revoked, modified or amended by the Board. These Guidelines shall be filed of record in the Official Public Records of Denton County, Texas.

GRAYHAWK ASSOCIATION OF HOMEOWNERS, INC.

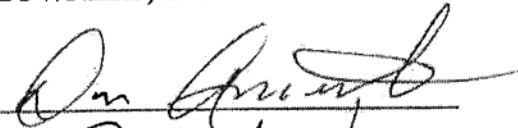
By: 
Its: President

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.**