

NOTICE OF FILING OF DEDICATORY INSTRUMENTS  
FOR  
WOODBIDGE

[Second Amendment to Design Guidelines – Roof Accessories; Roof Ridge Vents]  
[Fence Relocation and Alteration Guidelines]

ENT-44034000068-MV  
STATE OF TEXAS

COUNTIES OF DALLAS  
AND COLLIN

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§  
§  
§

KNOW ALL MEN BY THESE PRESENTS:

This NOTICE OF FILING OF DEDICATORY INSTRUMENTS FOR WOODBRIDGE (this "Notice") is made this 8<sup>th</sup> day of June, 2016, by WOODBRIDGE ASSOCIATION, INC. (the "Association").

WITNESSETH:

WHEREAS, Woodbridge Association, Inc., a Texas non-profit corporation (the "Association"), prepared and recorded an instrument entitled "First Amended and Restated Declaration of Covenants, Conditions and Restrictions for Woodbridge", filed of record in Collin County on December 6, 2001, as Instrument No. 2001-0156680 at Volume 05060, Page 02628 *et seq.* of the Deed Records of Collin County, Texas and filed of record in Dallas County on December 28, 2001, at Volume 2001251, Page 08723 *et seq.* of the Deed Records of Dallas County, Texas (the "Declaration"); and

WHEREAS, the Association is the property owners' association created by the Declarant to manage or regulate the planned development covered by the Declaration, which development is more particularly described in Exhibit "A" of the Declaration and in Supplementary Declarations Nos. 8 through 25 as recorded in the real property records of Collin and Dallas Counties, Texas, and as may be further supplemented; and

WHEREAS, Section 202.006 of the Texas Property Code provides that a property owners' association must file each dedicatory instrument governing the association that has not been previously recorded in the real property records of the county in which the planned development is located; and

WHEREAS, the Association has previously recorded the following notices of dedicatory instruments in the Real Property Records of Collin and/or Dallas Counties, Texas, as applicable:

"Notice of Filing of Dedicatory Instruments for Woodbridge" – recorded on or about January 28, 2003 at Volume 5344, Page 4515 and as Instrument No. 20030128000168480 of the Deed Records of Collin County, Texas, and on or about March 25, 2003 at Volume 2003056, Page 11743 and as Instrument No. 200302250812 of the Deed Records of Dallas County, Texas; and

"Notice of Filing of Dedicatory Instruments for Woodbridge" – recorded on or about September 5, 2012, as Instrument No. 20120905001112090 of the Deed Records of Collin County, Texas, and on or about September 6, 2012, as Instrument No. 201200263469 of the Deed Records of Dallas County, Texas; and

"Notice of Filing of Dedicatory Instruments for Woodbridge" – recorded on or about November 7, 2012 as Instrument No. 20121107001425750 of the Deed Records of Collin County, Texas, and on

or about November 7, 2012 as Instrument No. 201200332041 of the Deed Records of Dallas County, Texas; and

“Third Supplement to the Notice of Filing of Dedicatory Instruments for Woodbridge” – recorded on or about November 12, 2014 as Instrument No. 20141112001238070 of the Deed Records of Collin County, Texas, and on or about November 12, 2014 as Instrument No. 201400290283 of the Deed Records of Dallas County, Texas; and

“Notice of Filing of Dedicatory Instruments for Woodbridge” – recorded on or about August 28, 2015 as Instrument No. 20150828001096450 of the Deed Records of Collin County, Texas, and on or about August 28, 2015 as Instrument No. 201500232171 of the Deed Records of Dallas County, Texas; and

WHEREAS, the Association desires to again supplement the previous Notices with the attached dedicatory instrument pursuant to and in accordance with Section 202.006 of the Texas Property Code.

NOW, THEREFORE, the dedicatory instrument attached hereto as Exhibit “A” is a true and correct copy of the original and is hereby filed of record in the real property records of Collin County and Dallas County, Texas, in accordance with the requirements of Section 202.006 of the Texas Property Code.

IN WITNESS WHEREOF, the Association has caused this Notice to be executed by its duly authorized agent as of the date first above written.

**WOODBIDGE ASSOCIATION, INC.,  
a Texas nonprofit corporation**

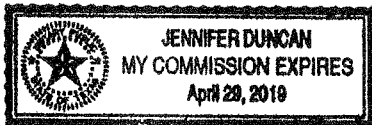
By: Donald P. Herzog  
Its: President

**ACKNOWLEDGMENT**

STATE OF TEXAS           §  
  §  
COUNTY OF DALLAS     §

BEFORE ME, the undersigned authority, on this day personally appeared Donald P. Herzog, President of the Woodbridge Association, Inc., known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that (s)he executed the same for the purposes and consideration therein expressed on behalf of said corporation.

SUBSCRIBED AND SWORN TO BEFORE ME on this 8<sup>th</sup> day of June, 2016.



Jennifer Duncan  
Notary Public State of Texas  
My Commission Expires:

**EXHIBIT "A"**

**DEDICATORY INSTRUMENTS**

- A-1 Second Amendment to the Initial Design Guidelines of Woodbridge Association, Inc.  
[Roof Accessories – Roof Ridge Vents]
- A-2 Fence Relocation and Alteration Guidelines (Revised 7/28/2014)

**EXHIBIT "A-1"**

**SECOND AMENDMENT TO THE INITIAL DESIGN GUIDELINES  
OF WOODBRIDGE ASSOCIATION, INC.  
[Roof Accessories – Roof Ridge Vents]**

STATE OF TEXAS           §  
  §   **KNOW ALL MEN BY THESE PRESENTS:**  
COUNTIES OF DALLAS    §  
AND COLLIN                §

**THIS SECOND AMENDMENT TO THE INITIAL DESIGN GUIDELINES OF WOODBRIDGE ASSOCIATION, INC.** (this "Second Amendment") is made this 8<sup>th</sup> day of June, 2016, by HDC Management, LLC (the Declarant and sole "Class 'B' Member").

**WHEREAS**, pursuant to Article VII, Section 7.4 of the First Amended and Restated Declaration of Covenants, Conditions and Restrictions for Woodbridge (the "Declaration"), no Improvement shall be erected, constructed, placed, altered (by addition or deletion), maintained or permitted to remain on any portion of the Properties until plans and specifications shall have been submitted to and approved in writing by the Architectural Control Committee ("ACC") or the Modifications Committee ("MC") of Woodbridge Association, Inc. (the "Association"). The Association's ACC and MC shall be referred to collectively herein as the "Committee;" and

**WHEREAS**, pursuant to Article VII, Section 7.3 of the Declaration, the Declarant may prepare design and development guidelines and application review procedures (the "Design Guidelines") which shall be applicable to all construction activities within the Properties, and the Class "B" Member shall have the sole and full authority to amend the Design Guidelines for so long as they own any portion of the Properties; and

**WHEREAS**, Woodbridge I, Ltd. prepared the Initial Design Guidelines for the Association, which are attached to the Declaration as Exhibit "E;" and

**WHEREAS**, the Class "B" Member desires to amend the Initial Design Guidelines as follows with respect to Section 4.23 Roof Accessories pertaining to roof ridge vents.

**WHEREAS**, the following amendment to the Design Guidelines is hereby adopted by the Class "B" Member pursuant to Article VII, Section 7.3 of the Declaration.

**NOW, THEREFORE**, the Design Guidelines are hereby amended as follows:

1. The third (3<sup>rd</sup>) paragraph in Article IV, Section 4. 23 Roof accessories of the Design Guidelines is amended to read as follows:  
  
Roof ridge vents are permitted.

2. Except as modified by this Second Amendment, the Design Guidelines shall remain in full force and effect.

**IN WITNESS WHEREOF**, the Declarant and sole Class "B" Member, with the consent of the Board of Directors of the Association, has caused this Second Amendment to be executed by its duly authorized agent as of the date first written above.

{Signature page to follow}

HDC MANAGEMENT, LLC, a Texas limited liability company

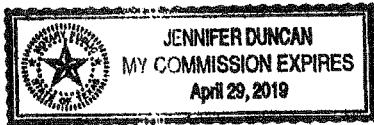
By: Donald P. Herzog  
Donald P. Herzog  
Its: Member

**ACKNOWLEDGMENT**

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 Donald P. Herzog, Member of HDC Management, LLC, a Texas limited liability company.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 8<sup>th</sup> day of June, 2016.



Jennifer Duncan  
Notary Public (in and for the State of Texas)  
My Commission Expires: \_\_\_\_\_

**AFTER RECORDING RETURN TO:**  
HDC Management, LLC  
800 E. Campbell Road, Suite 130  
Richardson, Texas 75081  
Attn: Donald P. Herzog

## EXHIBIT "A-2"

# WOODBIDGE ASSOCIATION, INC.

## FENCE RELOCATION AND ALTERATION GUIDELINES

These guidelines are set up to assist Woodbridge Homeowners to gain approval from the Architectural Control Committee (ACC) for altering an existing fence in Woodbridge. In order to do so, homeowners must obtain prior written approval from the Architectural Control Committee of Woodbridge Association.

This guideline is not all encompassing. It is not a substitute to you reading and becoming familiar with your Association restrictions.

The following restrictions apply to existing fence alteration within Woodbridge:

1. Every homeowner should review the closing documents for their home to verify any joint fence or shared fence agreements that may have been executed at closing with neighboring properties and ensure that they abide by any agreements.
2. It is suggested that each homeowner seeking permission to alter or rebuild a fence obtain a survey locating their lot lines and fence prior to construction. The survey should then be used in relocating the fence to help protect everyone involved from any potential litigation caused by fence alteration.
3. Homeowners wishing to alter an existing fence must obtain written approval from all neighbors bordering the fence in question. Each and every neighbor must have signed a consent, and have initialed a detailed drawing of the proposed fence replacement. The detailed drawings must have dimensions of the fence, including height, length, location of transitions, materials, picket type, stain or colorant, etc. All original letters of consent, along with initialed drawings, must be forward to the Woodbridge Association with the request for approval of the fence.
4. Any replacement fence will be of the same material as original fence, including picket type (dog ear, or in the case of board-on-board, flattop), stain, etc.
5. Pickets shall face the same direction as the originally installed fence, unless noted otherwise and signed by neighbors.
6. At the locations where an 8' fence attaches to a 6' brick screening wall fence, there will be an angled transition, as described in the Design Guidelines, on the fence belonging to the homeowner requesting the fence alteration.
7. All fences must be stained a color from the following list:
  - Sherwin Williams Colors: Semi-Transparent Stains

SW 3504 Woodridge  
SW 3507 Riverwood  
SW 3508 Covered Bridge

SW 3511 Cedar Bark  
SW 3512 Cider Mill

SW 3513 Spice Chest  
SW 3518 Hawthorne

- Lowes Colors: Olympic Semi-Transparent Stains

729 Dark Mahogany	726 Light Mocha	705 Russet
709 Black Walnut	716 Cedar Naturaltone	Ginger
714 Dark Tahoe	730 Teak	Caramel
725 Dark Oak	700 Sierra	Olive Brown
717 Tobacco	708 Walnut	Clove Brown

- Home Depot Colors: Behr Transparent and Semi-Transparent Stains

T-170 Golden Honey	ST-141 Tugboat	ST-134 Curry
T-171 Antique Oak	ST-158 Golden Beige	ST-533 Cedar Naturaltone
T-129 Chocolate	ST-146 Cedar	ST-122 Redwood Naturaltone
T-104 Cordovan Brown	ST-140 Bright Tamra	ST-116 Woodbridge
500/400 Natural	ST-135 Sable	ST-110 Chestnut
501/401 Cedar Naturaltone	ST-129 Chocolate	ST-115 Antique Brass
ST-142 Cappuccino	ST-123 Valise	ST-109 Wrangler Brown
ST-147 Castle Gray	ST-117 Russet	

Only Transparent or Semi-Transparent stains are allowed in Woodbridge. Solid color stains or paints are not permissible on wood fences. Other brands of stains may be used as long as they match with one of the colors presented in this Guideline. All sides of any one Owner's fence must be stained the same color.

Existing fences that are merely being stained or re-stained only, if stained one of the above approved colors it does not need Committee approval. Owners staining fences are responsible for repair of the damage caused by overspray, runs or drips that appear on neighboring fences.

An approval by the Architectural Control Committee in no way supersedes the restrictions or requirements of the City of Sachse or Wylie or any other governmental authority having jurisdiction over the property for approvals and permits.



*Stacey Kemp*