

**NOTICE OF FILING OF DEDICATORY INSTRUMENT FOR
THE ESTATES OF LAKESHORE HOMEOWNER'S ASSOCIATION, INC.**

STATE OF TEXAS

COUNTY OF COLLIN

This Notice of Filing of Dedicatory Instruments for The Estates of Lakeshore Homeowner's Association, Inc., ("Notice") is made by and on behalf of The Estates of Lakeshore Homeowner's Association, Inc. (the "Association").

RECITALS:

WHEREAS, the Association is a property owners association as defined in Section 202.001(2) of the Texas Property Code; and

WHEREAS, The Association is governed by a dedicatory instrument, which covers the property described therein entitled Declaration of Covenants, Conditions and Restrictions for The Estates of Lakeshore, filed or to be filed in the Real Property Records of Collin County, Texas (the "Declaration"), as such may be amended, supplemented and/or corrected from time to time; and

WHEREAS, Section 202.006 of the Texas Property Code requires a property owners association to file the dedicatory instrument in the Real Property Records of each county in which the property to which the dedicatory instrument relates is located; and

WHEREAS, the Association desires to file a Notice by adding the instruments attached hereto herein adopted by the Association.

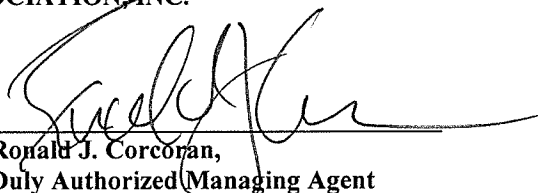
NOW THEREFORE, the Association files true and correct copies of the following instruments of the Association which are attached hereto:

- 1. RAIN BARREL POLICY**
- 2. FLAG POLICY**
- 3. RELIGIOUS DISPLAY POLICY**
- 4. SOLAR PANEL POLICY**

IN WITNESS WHEREOF, the undersigned agent of The Estates of Lakeshore Homeowner's Association, Inc., certifies that, to the best of his/her knowledge, as of the effective date of this Notice of Filing of Dedicatory Instrument that the foregoing instruments are a true and correct copy of the current instruments of the Association.

[Signature follows on next page]

THE ESTATES OF LAKESHORE HOMEOWNER'S
ASSOCIATION, INC.

By: 
Ronald J. Corcoran,
Duly Authorized Managing Agent

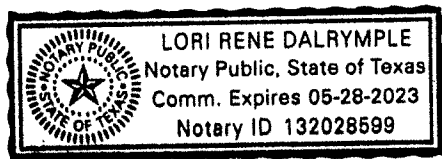
Date: August 28, 2019

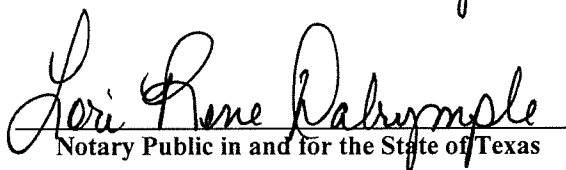
STATE OF TEXAS

COUNTY OF DALLAS

Before me, the undersigned authority, a Notary Public in and for said county and state, on this day personally appeared Ronald J. Corcoran, a duly authorized managing agent for The Estates of Lakeshore Homeowner's Association, Inc., known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and consideration therein expressed, in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 29th DAY OF August, 20 19.




Notary Public in and for the State of Texas

After Recording Return To:
Essex Association Management, LP
1512 Crescent Drive, Suite 112
Carrollton, Texas 75006

WHEREAS, The Board of Directors (the "Board") of The Estates of Lakeshore Homeowner's Association, Inc. (the "Association") wishes to adopt reasonable guidelines to establish policies for the governance of Flags and Flagpoles, Rain Barrels, Religious Displays, and Solar Panels; and

WHEREAS, the Board intends to file this policy as a Dedicatory Instrument for The Estates of Lakeshore, Collin County, Texas in the real property records of each county in which the subdivision is located, in compliance with Section 209.0062 of the Texas Property Code;

NOW THEREFORE, IT IS RESOLVED, that the following Policies are hereby adopted by The Estates of Lakeshore Homeowner's Association, Inc.

FLAGS AND FLAGPOLES

1. The only flags which may be displayed are: (i) the flag of the United States of America; (ii) the flag of the State of Texas; and (iii) an official or replica flag of any branch of the United States armed forces. No other types of flags, pennants, banners, kits or similar types of displays are permitted on a Lot if the display is visible from a street or Common Area without the prior written consent of the ACC.
2. The flag of the United States must be displayed in accordance with 4 U.S.C. Sections 5-10.
3. The flag of the State of Texas must be displayed in accordance with Chapter 3100 of the Texas Government Code.
4. Any freestanding flagpole, or flagpole attached to a dwelling, shall be constructed of permanent, long-lasting materials. The materials used for the flagpole shall be harmonious with the dwelling, and must have a silver finish with a gold or silver ball at the top. The flagpole must not exceed three (3) inches in diameter.
5. The display of a flag, or the location and construction of the supporting flagpole, shall comply with applicable zoning ordinances, easements, and setbacks of record.
6. A displayed flag, and the flagpole on which it is flown, shall be maintained in good condition at all times. Any flag that is deteriorated must be replaced or removed. Any flagpole that is structurally unsafe or deteriorated shall be repaired, replaced, or removed.
7. Only one flagpole will be allowed per Lot. A flagpole can either be securely attached to the face of the dwelling (no other structure) or be a freestanding flagpole. A flagpole attached to the dwelling may not exceed 4 feet in length. A freestanding flagpole may not exceed 20 feet in height. Any freestanding flagpole must be located in either the front yard or backyard of a Lot, and there must be a distance of at least 5 feet between the flagpole and the property line.
8. Any flag flown or displayed on a freestanding flagpole may be no smaller than 3'x5' and no larger than 4'x6'.

9. Any flag flown or displayed on a flagpole attached to the dwelling may be no larger than 3'x5'.
10. Any freestanding flagpole must be equipped to minimize halyard noise. The preferred method is through the use of an internal halyard system. Alternatively, swivel snap hooks must be covered or "Quiet Halyard" Flag snaps installed. Neighbor complaints of noisy halyards are a basis to have flagpole removed until Owner resolves the noise complaint.
11. The illumination of a flag is allowed so long as it does not create a disturbance to other residents in the community. Solar powered, pole mounted light fixtures are preferred as opposed to ground mounted light fixtures. Compliance with all municipal requirements for electrical ground mounted installations must be certified by Owner. Flag illumination may not shine into another dwelling. Neighbor complaints regarding flag illumination are a basis to prohibit further illumination until Owner resolves complaint.
12. Flagpoles shall not be installed in Common Area or property maintained by the Association.
13. All freestanding flagpole installations must receive prior written approval from the Reviewer.

RAIN BARRELS OR RAINWATER HARVESTING SYTEMS

1. Rain barrels or rain water harvesting systems and related system components (collectively, "Rain Barrels") may only be installed after receiving the written approval of the Reviewer.
2. Rain Barrels may not be installed upon or within common area of the Association.
3. Under no circumstances shall Rain Barrels be installed or located in or on any area within a Lot that is in-between the front of the property owner's home and an adjoining or adjacent street.
4. The rain barrel must be of color that is consistent with the color scheme of the property owner's home and may not contain or display any language or other content that is not typically displayed on such Rain Barrels as manufactured.
5. Rain Barrels may be located in the side-yard or back-yard of an owner's Residential Parcel so long as these may not be seen from a street, another Lot or any Common Property(ies) of the Association.
6. In the event the installation of Rain Barrels in the side-yard or back-yard of an owner's property in compliance with paragraph 1.5.5 above is impossible, the Reviewing Body may impose limitations or further requirements regarding the size, number and screening of Rain Barrels with the objective of screening the Rain Barrels from public view to the greatest extent possible. The owner must have sufficient area on their Lot to accommodate the Rain Barrels.

7. Rain Barrels must be properly maintained at all times or removed by the owner.
8. Rain Barrels must be enclosed or covered.
9. Rain Barrels which are not properly maintained become unsightly or could serve as a breeding pool for mosquitoes must be removed by the owner from the Lot.

RELIGIOUS DISPLAYS

1. An owner may display or affix on the entry to the owner's or resident's dwelling one or more religious items, the display of which is motivated by the owner's or resident's sincere religious belief.
2. If displaying or affixing of a religious item on the entry to the owner's or resident's dwelling violates any of the following covenants, The Association may remove the item displayed:
 - (1) threatens the public health or safety;
 - (2) violates a law;
 - (3) contains language, graphics, or any display that is patently offensive to a passerby;
 - (4) is in a location other than the entry door or door frame or extends past the outer edge of the door frame of the owner's or resident's dwelling; or
 - (5) individually or in combination with each other religious item displayed or affixed on the entry door or door frame has a total size of greater than 25 square inches
3. No owner or resident is authorized to use a material or color for an entry door or door frame of the owner's or resident's dwelling or make an alteration to the entry door or door frame that is not authorized by the Association, Declaration or otherwise expressly approved by the Architectural Control Committee.

SOLAR PANELS

1. Solar energy devices, including any related equipment or system components (collectively, "Solar Panels") may only be installed after receiving the written approval of the Architectural Control Committee.
2. Solar Panels may not be installed upon or within Common Property(ies) or any area which is maintained by the Association.
3. Solar Panels may only be installed on designated locations on the roof of a home, on any structure allowed under any Association dedicatory instrument, or within any fenced rear-yard or fenced-in patio of the owner's property, but only as allowed by the Reviewer.

Solar Panels may not be installed on the front elevation of the home.

4. If located on the roof of a home, Solar Panels shall:
 - (1) not extend higher than or beyond the roofline;
 - (2) conform to the slope of the roof;
 - (3) have a top edge that is parallel to the roofline; and
 - (4) have a frame, support bracket, or wiring that is black or painted to match the color

THE ESTATES OF LAKESHORE HOMEOWNER'S ASSOCIATION, INC.
DEDICATORY INSTRUMENT

of the roof tiles or shingles of the roof. Piping must be painted to match the surface to which it is attached, i.e. the soffit and wall. Panels must blend with the color of the roof to the greatest extent possible.

5. If located in the fenced rear-yard or patio, Solar Panels shall not be taller than the fence line or visible from a Lot, Common Property(ies) or street.
6. The Reviewer may deny a request for the installation of Solar Panels if it determines that the placement of the Solar Panels, as proposed by the property owner, will create an interference with the use and enjoyment of land of neighboring owners.
7. Owners are hereby placed on notice that the installation of Solar Panels may void or adversely affect roof warranties. Any installation of Solar Panels which voids material warranties is not permitted and will be cause for the Solar Panels to be removed by the owner.
8. Solar Panels must be properly maintained at all times or removed by the owner.
9. Solar Panels which become non-functioning or inoperable must be removed by the owner of the property.


BOARD MEMBER CERTIFICATION FORM

To Whom it May Concern

I, Brock Babb, Secretary of The Estates of Lakeshore Homeowner's Association, Inc., a Texas non-profit corporation (the "Association"), certify that the Policies above are true and correct copies of the originals as found existing in the Association's records.

I certify that The Estates of Lakeshore Homeowner's Association, Inc. operates under recorded CCR's and Bylaws as well as policies, rules and regulations set forth per the Texas State Property Code and Texas Business Organizations Code requirements and works to uphold such Governing Documents and policies to the best of its abilities.

By my signature below I do hereby attest and affirm the above on this 5th day of September, 2015.



Brock Babb, Director



Filed and Recorded
Official Public Records
Stacey Kemp, County Clerk
Collin County, TEXAS
09/10/2019 02:56:11 PM
\$46.00 NPRECELLA
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