

AFTER RECORDING, PLEASE RETURN TO:

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

**TWELFTH SUPPLEMENTAL
CERTIFICATE AND MEMORANDUM OF RECORDING OF
DEDICATORY INSTRUMENTS FOR THE PROPERTY
OWNERS ASSOCIATION OF LAKE RIDGE**

STATE OF TEXAS §
 §
COUNTY OF DALLAS §

The undersigned, as attorney for The Property Owners Association of Lake Ridge, 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:

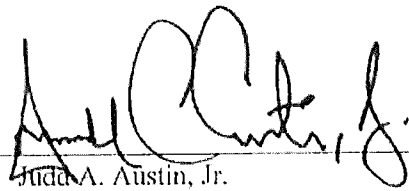
- ***Property Owners Association of Lake Ridge - Assessment Collection Policy*** (Exhibit "A").

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described on Exhibit B attached hereto are subject to the foregoing dedicatory instrument until amended, modified or rescinded by the Board of Directors.

IN WITNESS WHEREOF, the Property Owners Association of Lake Ridge has caused this Twelfth Supplemental Certificate and Memorandum of Recording of Dedicatory Instrument for the Property Owners Association of Lake Ridge to be recorded, and serves to supplement the following

dedicatory instruments filed as or recorded in: (i) Volume 2000003, Page 04693; (ii) Volume 2002122, Page 00801; (iii) Volume 2003228, Page 06900; (iv) Document No. 20070047396; (v) Document No. 20070350355; (vi) 20070350356; (vii) Document No. 20080134156; (viii) Document No. 20080400148; (ix) Document No. 201100333723; (x) Document No. 201400250309; (xi) Document No. 201700074795; (xii) Document No. 201900046425; and (xiii) Document No. 2020001819692, all in the Official Public Records of Dallas County, Texas. Exhibit "A" attached hereto shall serve to replace any dedicatory instrument previously filed by the Property Owners Association of Lake Ridge addressing the same subject matter.

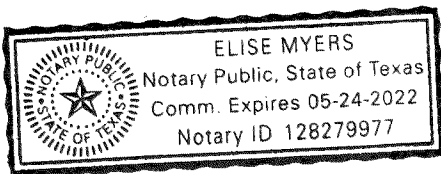
**PROPERTY OWNERS ASSOCIATION
OF LAKE RIDGE**


By 
Judd A. Austin, Jr.

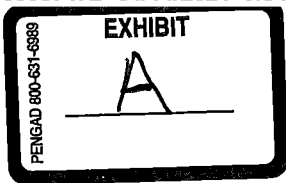
STATE OF TEXAS §
 §
COUNTY OF DALLAS §

BEFORE ME, the undersigned Notary Public, on this day personally appeared Judd A. Austin, Jr., attorney for the Property Owners Association of Lake Ridge, 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 8th day of January, 2021.




Notary Public, State of Texas



PROPERTY OWNERS ASSOCIATION OF LAKE RIDGE

ASSESSMENT COLLECTION POLICY

WHEREAS, the Property Owners Association of Lake Ridge (the "Association") has authority pursuant to Article VI of each Declaration of Covenants, Conditions & Restrictions for Lake Ridge recorded against all Phases or Sections of real property in Dallas or Ellis County, Texas, known as Lake Ridge at Joe Pool Lake (collectively, the "Declaration") and the Bylaws of the Association to levy and collect maintenance charges or other amounts ("Assessments") against Owners of Lots within Lake Ridge at Joe Pool Lake, a master-planned community; and

WHEREAS, in order to facilitate the timely collection of Assessments owed by Owners, and in order to comply with the Declaration, the Bylaws and the laws of the State of Texas regarding the collection of unpaid amounts, the Board desires to establish certain procedures for the collection of assessments that remain unpaid beyond the prescribed due dates.

NOW, THEREFORE, IT IS RESOLVED that the following procedures and practices are established for the collection of Assessments owing and to become owing by Owners of property within Lake Ridge at Joe Pool Lake and the same are to be known as the "Assessment Collection Policy" ("Policy") for the Association:

1. Generally. The steps and procedures contained in this Policy serve as a general outline of the Association's collection process. The Association is not bound to follow these exact procedures in every collection matter except as required by the Declaration and the laws that govern collection of Assessments. The procedures below are not intended to constitute a prerequisite or condition precedent to the Association's legal ability to collect unpaid Assessments and other amounts except as required by the Declaration or law.

2. Due Date. Pursuant to Article VI of the Declaration, the annual Assessment shall be paid in advance and is due on the first day of January (the "Due Date"). The due date and delinquency date for a Community Enhancement Fee shall be determined by the Board of Directors. Any portion of the annual Assessment which is not paid in full within thirty (30) days from the Due Date shall be considered delinquent (the "Delinquency Date") and shall be assessed and interest as provided below.

3. Reminder Notice. At any time after an Owner's account has become delinquent, the Association may, but is not obligated to, send a written reminder notice via regular first-class mail of the delinquent status of the account (the "Reminder Notice"). If the Association has an e-mail address for the Owner, a copy of the Reminder Notice may also be sent by e-mail (in lieu of or in addition to regular mail). Should the Association send a Reminder Notice, the Owner will have no more than thirty (30) days from the date the Reminder Notice is mailed or sent electronically to make payment and bring the account current. The Association may, in lieu of this Courtesy Notice, proceed immediately to the notice set forth in Paragraph 4 below.

4. Written Notice of Delinquency. At any time after an Owner's account has become delinquent, and prior to referring the account to the Association's legal counsel for collection, the

Association will send written notice of the delinquency to the Owner via certified mail (the "Delinquency Notice"). The Delinquency Notice shall: (i) detail each delinquent amount and the total amount owed; (ii) describe the options the Owner has to avoid having the account referred to the Association's legal counsel, including the availability of a payment plan, and (iii) provide the Owner a period of at least thirty (30) days from the date the Delinquency is mailed to cure the delinquency before the account is referred to legal counsel for collection.

5. Payment Plans. Section 209.0062 of the Texas Property Code requires that the Association adopt reasonable guidelines to establish an alternate payment schedule by which an owner may make partial payments for delinquent amounts owed to the Association in certain circumstances. The Board has adopted and recorded a policy which governs payment plans and the Association will follow the policies and procedures contained therein.

6. Interest. In the event any annual Assessment, or any portion thereof, is not paid in full by the Delinquency Date, interest on unpaid assessments at the rate of eighteen percent (18%) per annum from the Due Date until paid shall be charged to the Owner's account. Such interest, as and when it is charged hereunder, is secured by the lien securing the payment of Assessments described in Article VI of the Declaration and will be subject to recovery in the manner provided herein for Assessments.

7. Handling Charges and Return Check Fees. In order to recoup the Association's costs incurred because of the additional administrative expenses association with collecting delinquent Assessments, collection of the following fees and charges are part of this Policy:

a. Any handling charges, administrative fees, collection costs, postage or other expenses incurred by the Association in connection with the collection of any assessment or related amount owing beyond the Delinquency Date for such assessment will become due and owing by the Delinquent Owner.

b. A charge in the amount of \$25.00 per item will become due and payable for any check tendered to the Association which is dishonored by the drawee of such check, the charge being in addition to any other fee or charge which the Association is entitled to recover from an Owner in connection with collection of assessments owing with respect to such Owner's Lot.

c. Any fee or charge becoming due and payable pursuant to this Policy will be added to the amount then outstanding and is collectible to the same extent and in the same manner as the Assessment, the delinquency of which gave rise to the incurrence of such charge, fee or expense.

8. Lock Boxes. The Association has established a lock box for receipt of all payments from Owners. PAYMENTS MADE TO A LOCK BOX ARE DEPOSITED IN THE ASSOCIATION'S BANK ACCOUNT WITHOUT REGARD TO COMMUNICATIONS OR OTHER NOTICES ENCLOSED WITH OR STATED ON THE PAYMENT. ANY NOTICE OR COMMUNICATION (INCLUDING, WITHOUT LIMITATION, A DISPUTE OF THE DEBT) ENCLOSED WITH OR STATED ON THE PAYMENT TO THE LOCKBOX WILL BE INEFFECTIVE AND NOT BINDING ON THE ASSOCIATION. ANY DISPUTE OF AN

ASSESSMENT OR RELATED CHARGE, ANY PROPOSED TENDER OF AN AMOUNT OF LESS THAN PAYMENT OF THE ENTIRE AMOUNT CLAIMED TO BE DUE BY THE ASSOCIATION INTENDED TO SATISFY THE OWNER'S DEBT IN FULL, OR ANY CHANGE IN THE IDENTITY, STATUS OR ADDRESS OF AN OWNER, TO BE VALID, MUST BE IN WRITING, AND SENT TO THE ASSOCIATION'S MANAGING AGENT AT THE ADDRESS SET FORTH IN THE MOST RECENTLY FILED MANAGEMENT CERTIFICATE.

9. Ownership Records. All collection notices and communications will be directed to those persons shown by the records of the Association as being the Owner or a Lot for which assessments are due and will be sent to the most recent address of such Owner solely as reflected by the records of the Association. Any notice or communication directed to a person at an address, in both cases reflected by the records of the Association as being the Owner and address for a given Lot, will be valid and effective for all purposes pursuant to the Declaration and this Policy until such time as there is actual receipt by the Association of written notification from the Owner of any change in the identity or status of such Owner or its address or both.

10. Notification of Owner's Representative. Where the interests of an Owner in a Lot have been handled by a representative or agent of such Owner or where an Owner has otherwise acted so as to put the Association on notice that its interest in a Lot have been and are being handled by a representative or agent, any notice or communication from the Association pursuant to this Policy will be deemed full and effective for all purposes if given to such Representative or agent.

11. Remedies and Legal Actions. If an Owner fails to cure the delinquency within the thirty (30) day period stated in the Delinquency Notice (as provided for above), the Association may, at its discretion and when it chooses, refer the delinquency to legal counsel for the Association. Any attorney's fees and related charges incurred by virtue of legal action taken will become part of the Owner's Assessment obligation and may be collected as such as provided herein. Prior to an account reaching the threshold amount of \$900.00, the Association's agent is authorized to send the Owner of a past-due account statements, reminder notices, delinquency notices, and demands, as it deems necessary, and authorizes a statutory demand as set forth in Section 209.0064 of the Texas Property Code to be sent at least once a year

When an account reaches an unpaid balance of aggregate charges in the amount of \$900.00, and except as hereinafter provided, the Board hereby directs the Association's agent and legal counsel for the Association to pursue the following collection measures:

a. Notice Letter. As the initial correspondence to a delinquent Owner, counsel will send a notice letter (the "Notice Letter") to the Owner advising the Owner of the Association's claim for all outstanding assessments and related charges, adding to the charges the attorney's fees and costs incurred for counsel's services.

b. Notice of Assessment Lien. If an Owner fails to cure the delinquency indicated in the Notice Letter, counsel may prepare and record in the Official Public Records of Dallas or Ellis County, a written notice of assessment lien (referred to as the "Notice of Assessment Lien") against

the Lot. A copy of the Notice of Assessment Lien will be sent to the Owner, together with an additional demand for payment in full of all amounts then outstanding.

c. Pre-Foreclosure Letter/Final Demand. If an Owner fails to cure the delinquency indicated in the demand letter accompanying the Notice of Assessment Lien, counsel may send a final demand before seeking approval from the Board to initiate foreclosure proceedings and conduct a foreclosure sale if necessary.

d. Foreclosure Proceedings. Should the Owner fail to cure the delinquency, the Board must approve counsel initiating foreclosure proceedings through the methods indicated below. Expedited Foreclosure will be pursued by counsel unless the Board specifically directs counsel to pursue Judicial Foreclosure. Should the Board approve initiating the foreclosure process, the Board will also have approved a foreclosure sale to be conducted by counsel. In any foreclosure proceedings, the Owner shall be required to pay the costs and expenses of such proceedings, including reasonable attorney's fees.

i. Expedited Foreclosure Pursuant to Rules 735 & 736 of the Texas Rules of Civil Procedure. The Board may decide to foreclose its lien by exercising its power of sale granted by the Declaration. In such event, counsel may commence expedited foreclosure lawsuit under Rules 735 and 736 of the Texas Rules of Civil Procedure ("Expedited Foreclosure"). Upon receipt from the Court of an order authorizing foreclosure of the Lot in an Expedited Foreclosure proceeding, counsel may post the Lot at either the Dallas or Ellis County Courthouse for a foreclosure sale. The Association shall have the power to bid on the Owner's Lot and improvements at foreclosure and to acquire, hold, lease, mortgage, convey or otherwise deal with the same. The Association may institute, a personal judgment suit against the former Owner for any deficiency resulting from the Association's foreclosure of its assessment lien.

ii. Judicial Foreclosure. The Association may file suit for judicial foreclosure ("Judicial Foreclosure") of the assessment lien, which suit may also seek a personal money judgment. Upon receipt from the Court of an order foreclosing the Association's assessment lien against the Lot in a Judicial Foreclosure proceeding, the sheriff or constable may post the Lot for sheriff's sale. The Association shall have the power to bid on the Owner's Lot and improvements at foreclosure and to acquire, hold, lease, mortgage, convey or otherwise deal with the same.

iii. Foreclosure Sale. If foreclosure proceedings are approved by the Board, a foreclosure sale will be conducted at the appropriate County Courthouse on the first Tuesday of the month as set forth in the Notice of Sale posted at the County Courthouse and sent to the Owner of the property; provided, however, the sale will not take place if the Owner has paid the balance in full or entered into a payment plan with the Association before the date of scheduled sale.

iv. Right of Redemption. Within 30 days following the date of the foreclosure sale, counsel shall send to the Owner subject to a foreclosure sale notice of right of redemption ("Redemption Notice"). The Owner will have 180 days from the date of the Redemption Notice to have title to the property reinstated in their name as provided in Section 209.011 of Texas Property Code,

e. Lienholder Notification. In pursuing Expedited Foreclosure or Judicial Foreclosure, counsel for the Association shall provide the 61-day notice letter to inferior lienholders pursuant to Section 209.0091 of the Texas Property Code.

f. Lawsuit for Money Judgment. The Association may file suit for a money judgment in any court of competent jurisdiction.

g. Bankruptcy. Upon notification of a petition in bankruptcy, the Association may refer the account to legal counsel.

h. Remedies Not Exclusive. All rights and remedies provided in this Policy and herein above are cumulative and not exclusive of any other rights or remedies that may be available to the Association, whether provided by law, equity, the Association's governing documents or otherwise.

12. Compromise. In order to expedite the resolution of a delinquent account, the Board may, at any time, compromise or waive the payment of The Board may, in its sole discretion, waive interest, handling charges, or legal fees; provided, however, that the waiver of any such charges shall not constitute a waiver of the Board's right to collect any such charges in the future.

13. Severability and Legal Interpretation. Should any provision contained herein be determined by a court with jurisdiction to be invalid or unenforceable in any respect, such determination shall not affect the validity or enforceability of any other provision, and this Policy shall be enforced as if such provision did not exist. Furthermore, in the event that any provision of this Policy is deemed by a court with jurisdiction to be ambiguous or in contradiction with any law, this Policy and any such provision shall be interpreted in a manner that complies with an interpretation that is consistent with the law. In the event any provision of this Policy conflicts with the Declaration, the Declaration controls.

IT IS FURTHER RESOLVED, that this Policy replaces and supersedes in all respects any prior policy with respect to the collection of assessments filed by or on behalf of the Association and is effective upon its filing with the Office of the County Clerk for Dallas and Ellis Counties, Texas.

This is to certify that the foregoing Policy was adopted by the Board of Directors on the 15th day of December, 2020, and shall remain in full force and effect until modified, rescinded or revoked by the Board of Directors.

**PROPERTY OWNERS ASSOCIATION OF
LAKERIDGE**



President

EXHIBIT B

All lots, tracts or parcels of real property known as LAKE RIDGE AT JOE POOL LAKE, SECTION ONE, an Addition to the City of Cedar Hill, Dallas County, Texas, according to the Map or Plat thereof recorded in Volume 95011, Page 3439 of the Map or Plat Records of Dallas County, Texas.

All lots tracts or parcels of real property known as LAKE RIDGE AT JOE POOL LAKE, SECTION TWO, an Addition to the City of Cedar Hill, Dallas County, Texas, according to the Map or Plat thereof recorded in Volume 95157, Page 00974 of the Map or Plat Records of Dallas County, Texas.

All lots tracts or parcels of real property known as LAKE RIDGE AT JOE POOL LAKE, SECTION THREE, an Addition to the City of Cedar Hill, Dallas County, Texas, according to the Map or Plat thereof recorded in Volume 96018, Page 1588 of the Map or Plat Records of Dallas County, Texas.

All lots tracts or parcels of real property known as LAKE RIDGE SECTION 4 - PHASE 1, (The Fountains of Lake Ridge), an Addition to the City of Cedar Hill, Dallas County, Texas, according to the Map or Plat thereof recorded in Volume 2002047, Page 00867 of the Map or Plat Records of Dallas County, Texas.

All lots tracts or parcels of real property known as LAKE RIDGE SECTION 4 - PHASE 2, (The Fountains of Lake Ridge), an Addition to the City of Cedar Hill, Dallas County, Texas, according to the Map or Plat thereof recorded in Volume 2003014, Page 00108 of the Map or Plat Records of Dallas County, Texas.

All lots tracts or parcels of real property known as LAKE RIDGE AT JOE POOL LAKE, SECTION FIVE, an Addition to the City of Cedar Hill,

Dallas County, Texas, according to the Map or Plat thereof recorded in Volume 96133, Page 00501 of the Map or Plat Records of Dallas County, Texas.

All lots tracts or parcels of real property known as LAKE RIDGE, SECTION SIX - PHASE 1, (The Bluffs of Lake Ridge) an Addition to the City of Cedar Hill, Dallas County, Texas, according to the Map or Plat thereof recorded in Volume 98070, Page 00011 of the Map or Plat Records of Dallas County, Texas.

All lots tracts or parcels of real property known as LAKE RIDGE, SECTION SIX - PHASE II (The Bluffs of Lake Ridge), an Addition to the City of Cedar Hill, Dallas County, Texas, according to the Map or Plat thereof recorded in Volume 98144, Page 00859 of the Map or Plat Records of Dallas County, Texas.

All lots tracts or parcels of real property known as LAKE RIDGE AT JOE POOL LAKE, SECTION 7 - PHASE I, an Addition to the City of Cedar Hill, Dallas County, Texas, according to the Map or Plat thereof recorded in Volume 98251, Page 00013 of the Map or Plat Records of Dallas County, Texas.

All lots tracts or parcels of real property known as LAKE RIDGE AT JOE POOL LAKE, SECTION 7 - PHASE II, (The Hills of Lake Ridge) an Addition to the City of Cedar Hill, Dallas County, Texas, according to the Map or Plat thereof recorded in Volume 99062, Page 00068 of the Map or Plat Records of Dallas County, Texas.

All lots tracts or parcels of real property known as LAKE RIDGE AT JOE POOL LAKE, SECTION 7 - PHASE III, an Addition to the City of Cedar Hill, Dallas County, Texas, according to the Map or Plat thereof recorded in Volume 2001020, Page 02735 of the Map or Plat Records of Dallas County, Texas.

All lots tracts or parcels of real property known as LAKE RIDGE AT JOE POOL LAKE, SECTION EIGHT, an Addition to the City of Cedar Hill, Dallas County, Texas, according to the Map or Plat thereof recorded in Volume 96224, Page 1037 of the Map or Plat Records of Dallas County, Texas.

All lots tracts or parcels of real property known as LAKE RIDGE AT JOE POOL LAKE, SECTION 9 - PHASE ONE, an Addition to the City of Cedar Hill, Dallas County, Texas, according to the Map or Plat thereof recorded in Volume 2002041, Page 01521 of the Map or Plat Records of Dallas County, Texas.

All lots tracts or parcels of real property known as LAKE RIDGE AT JOE POOL LAKE, SECTION 9 - PHASE TWO, an Addition to the City of Cedar Hill, Dallas County, Texas, according to the Map or Plat thereof recorded in Volume 2002139, Page 00007 of the Map or Plat Records of Dallas County, Texas.

All lots tracts or parcels of real property known as LAKE RIDGE AT JOE POOL LAKE, SECTION 10-I-A, an Addition to the City of Cedar Hill, Dallas County, Texas, according to the Map or Plat thereof recorded in Volume 97094, Page 00001 of the Map or Plat Records of Dallas County, Texas.

All lots tracts or parcels of real property known as LAKE RIDGE AT JOE POOL LAKE, SECTION 10-I-B, an Addition to the City of Cedar Hill, Dallas County, Texas, according to the Map or Plat thereof recorded in Volume 97125, Page 0440 of the Map or Plat Records of Dallas County, Texas.

All lots tracts or parcels of real property known as LAKE RIDGE AT JOE POOL LAKE, SECTION 10-II, an Addition to the City of Cedar Hill, Dallas County, Texas, according to the Map or Plat thereof recorded in Volume 97131, Page 0001 of the Map or Plat Records of Dallas County, Texas.

All lots tracts or parcels of real property known as LAKE RIDGE AT JOE POOL LAKE, SECTION 11, an Addition to the City of Cedar Hill, Dallas County, Texas, according to the Map or Plat thereof recorded in Volume 97218, Page 00686 of the Map or Plat Records of Dallas County, Texas.

All lots tracts or parcels of real property known as LAKE RIDGE AT JOE POOL LAKE, SECTION 12, an Addition to the City of Cedar Hill, Dallas County, Texas, according to the Map or Plat thereof recorded in Volume 98043, Page 00091 of the Map or Plat Records of Dallas County, Texas.

All lots tracts or parcels of real property known as LAKE RIDGE AT JOE POOL LAKE, SECTION 13, an Addition to the City of Cedar Hill, Dallas County, Texas, according to the Map or Plat thereof recorded in Volume 99043, Page 00014 of the Map or Plat Records of Dallas County, Texas.

All lots tracts or parcels of real property known as LAKE RIDGE AT JOE POOL LAKE, SECTION 15, PHASE I, an Addition to the City of Cedar Hill, Dallas County, Texas, according to the Map or Plat thereof recorded in Volume 2000015, Page 00504 of the Map or Plat Records of Dallas County, Texas.

All lots tracts or parcels of real property known as LAKE RIDGE AT JOE POOL LAKE, SECTION 15, PHASE II, an Addition to the City of Cedar Hill, Dallas County, Texas, according to the Map or Plat thereof recorded in Volume 2000229, Page 00018 of the Map or Plat Records of Dallas County, Texas.

All lots tracts or parcels of real property known as LAKE RIDGE AT JOE POOL LAKE, SECTION 15, PHASE III, an Addition to the City of Cedar Hill, Dallas County, Texas, according to the Map or Plat thereof

recorded in Volume 2000099, Page 04104 of the Map or Plat Records of Dallas County, Texas.

All lots tracts or parcels of real property known as LAKE RIDGE AT JOE POOL LAKE, SECTION 16, an Addition to the City of Cedar Hill, Dallas County, Texas, according to the Map or Plat thereof recorded in Volume 2000188, Page 02944 of the Map or Plat Records of Dallas County, Texas.

All lots tracts or parcels of real property known as LAKE RIDGE AT JOE POOL LAKE, SECTION 17 - PHASE II, an Addition to the City of Cedar Hill, Dallas County, Texas, according to the Map or Plat thereof recorded in Volume 2001157, Page 29 of the Map or Plat Records of Dallas County, Texas.

All lots tracts or parcels of real property known as LAKE RIDGE AT JOE POOL LAKE, SECTION 18-A, PHASE I, an Addition to the City of Cedar Hill, Dallas County, Texas, according to the Map or Plat thereof recorded in Volume 2004107, Page 00036 of the Map or Plat Records of Dallas County, Texas.

All lots tracts or parcels of real property known as LAKE RIDGE AT JOE POOL LAKE, SECTION 18-A, PHASE II, an Addition to the City of Cedar Hill, Dallas County, Texas, according to the Map or Plat thereof recorded in Volume 2004156, Page 00016 of the Map or Plat Records of Dallas County, Texas.

All lots tracts or parcels of real property known as LAKE RIDGE AT JOE POOL LAKE, SECTION 18-A, PHASE III, an Addition to the City of Cedar Hill, Dallas County, Texas, according to the Map or Plat thereof recorded in Volume 2004156, Page 0014 of the Map or Plat Records of Dallas County, Texas.

All lots tracts or parcels of real property known as LAKE RIDGE AT JOE POOL LAKE, SECTION 18-B, an Addition to the City of Cedar Hill,

Dallas County, Texas, according to the Map or Plat thereof recorded in Volume 2005165, Page 00030 of the Map or Plat Records of Dallas County, Texas.

All lots tracts or parcels of real property known as LAKE RIDGE AT JOE POOL LAKE, SECTION 19, an Addition to the City of Cedar Hill, Dallas County, Texas, according to the Map or Plat thereof recorded as Instrument No. 200600428697 in the Map or Plat Records of Dallas County, Texas.

All lots tracts or parcels of real property known as LAKE RIDGE AT JOE POOL LAKE, SECTION 20, (The Sanctuary of Lake Ridge) an Addition to the City of Cedar Hill, Dallas County, Texas, according to the Map or Plat thereof recorded as Instrument No. 200600428697 in the Map or Plat Records of Dallas County, Texas; and thereof corrected by Certificate of Correction thereof recorded as Instrument No. 20070442207 in the Map or Plat Records of Dallas County, Texas.

All lots tracts or parcels of real property known as LAKE RIDGE AT JOE POOL LAKE, SECTION 21, an Addition to the City of Cedar Hill, Dallas County, Texas, according to the Map or Plat thereof recorded in Volume 2002163, Page 00017 of the Map or Plat Records of Dallas County, Texas; and thereof corrected by Certificate of Correction thereof recorded in Volume 2002183, Page 315 of the Map or Plat Records of Dallas County, Texas.

**Dallas County
John F. Warren
Dallas County Clerk**

Instrument Number: 202100007472

eRecording - Real Property

Recorded On: January 11, 2021 09:34 AM

Number of Pages: 14

" Examined and Charged as Follows: "

Total Recording: \$74.00

******* 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: 202100007472
Receipt Number: 20210111000268
Recorded Date/Time: January 11, 2021 09:34 AM
User: Detrick R
Station: CC47

Record and Return To:

Simplifile



**STATE OF TEXAS
COUNTY OF DALLAS**

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 Dallas County, Texas.

John F. Warren
Dallas County Clerk
Dallas County, TX

A handwritten signature in black ink, appearing to be "JFW", is written over the printed name of John F. Warren.