

AFTER RECORDING, PLEASE RETURN TO:

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

**ELECTRONICALLY RECORDED 201900046417
02/25/2019 03:24:04 PM DEDICATION 1/7**

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

STATE OF TEXAS §
 §
COUNTY OF DALLAS §

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

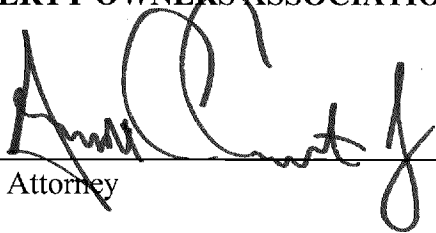
- ***Resolution of the Board of Directors of The Fountains at Lake Ridge Property Owners Association Adopting Rules and Regulations for Resident and Guest Parking on Private Streets*** (Exhibit "A").

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 by the Board of Directors.

IN WITNESS WHEREOF, The Fountains of Lake Ridge Property Owners Association has caused this Fourth Supplemental Certificate and Memorandum of Recording of Dedicatory

Instruments to be filed with the Office of the Dallas County Clerk, and serves to supplement that certain Certificate and Memorandum of Recording of Recording of Association Documents for The Fountains of Lake Ridge Property Owners Association, filed on May 5, 2008, and recorded as Instrument No. 20080147555 in the Official Public Records of Dallas County, Texas; certain First Supplemental Certificate and Memorandum of Recording of Recording of Dedicatory Instruments for The Fountains of Lake Ridge Property Owners Association, filed on December 30, 2011, and recorded as Instrument No. 2011341846 in the Official Public Records of Dallas County, Texas; that certain Second Supplemental Certificate and Memorandum of Recording of Recording of Dedicatory Instruments for The Fountains of Lake Ridge Property Owners Association, filed on October 31, 2012, and recorded as Instrument No. 201200323607 in the Official Public Records of Dallas County, Texas; and that certain Third Supplemental Certificate and Memorandum of Recording of Recording of Dedicatory Instruments for The Fountains of Lake Ridge Property Owners Association, filed on August 10, 2018, and recorded as Instrument No. 201800214341 in the Official Public Records of Dallas County, Texas.

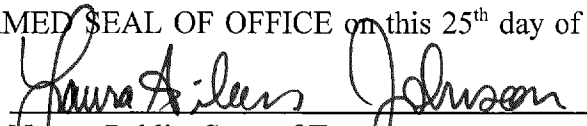
**THE FOUNTAINS OF LAKE RIDGE
PROPERTY OWNERS ASSOCIATION**

By: 
Its: ~~Attorney~~

STATE OF TEXAS §
 §
COUNTY OF DALLAS §

BEFORE ME, the undersigned Notary Public, on this day personally appeared Judd A. Austin, Jr., attorney for The Fountains of Lake Ridge Property Owners, 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 25th day of February, 2019.



Notary Public, State of Texas

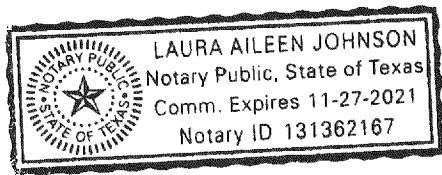


EXHIBIT A

**RESOLUTION OF THE
BOARD OF DIRECTORS OF
THE FOUNTAINS OF LAKE RIDGE PROPERTY OWNERS ASSOCIATION
ADOPTING RULES AND REGULATIONS FOR RESIDENT AND GUEST PARKING ON
PRIVATE STREETS**

WHEREAS, the Board of Directors of The Fountains of Lake Ridge Property Owners Association (the “Board”) is the entity responsible for the operation of The Fountains of Lake Ridge Property Owners Association (the “Association”) in accordance with and pursuant to that certain Declarations of Covenants, Conditions and Restrictions for Lake Ridge at Joe Pool Lake Section 4 – Phase I and Phase II, recorded in the Official Public Records of Dallas County, Texas, as well as any and all supplements thereof and amendments thereto (collectively, the “Declaration”) and the Bylaws of the Association (the “Bylaws”); and

WHEREAS, Section 10. 10 of Article X of the Declaration is the basis by which the Association, by and through the Board, may adopt rules and regulations governing the use and enjoyment of the Private Streets, including the power to implement enforcement provisions and impose reasonable fines for violations thereof; and

WHEREAS, it is the intent of the Board of Directors to establish Rules and Regulations (herein so-called) for permissible parking on the Private Streets which are desirable for the community; and

WHEREAS, these Rules and Regulations shall apply to parking on the Private Streets, as defined in the Declaration, within Lake Ridge at Joe Pool Lake Section 4 – Phase I and Phase II (the “Property”); and

NOW THEREFORE, IT IS RESOLVED that the following shall be deemed Rules and Regulations of the Association governing parking on Private Streets:

- I. Parking Rules and Regulations.
 - A. The vehicles of Owner(s) and Occupant(s) of a Tract within the Property are required to be registered with the Association by completing the attached form.
 - B. The parking of vehicles on the Private Streets by Owner(s) and Occupant(s) of a Tract within the Property is prohibited, unless otherwise approved in writing by the Board.
 - C. Vehicles of Owner(s) and Occupant(s) of a Tract within the Property shall be parked within a garage or a driveway.
 - D. These Rules and Regulations shall not preclude: (i) service and delivery vehicles from parking temporarily in the driveway or on the Private Street in front the residence during such time as is reasonably necessary to provide service or make a delivery to the residence; and (ii) construction equipment and construction workers’ vehicles from parking on Private Street during daylight hours in the course of construction or refurbishment of a residence. No service, delivery, or construction vehicle shall be authorized to remain on the Private Street overnight.
 - E. Except as hereinafter provided, guests are authorized to park on the Private Street during the time-period they are guests of an Owner(s) and Occupant(s) of a Tract within the

Property. To avoid enforcement measures as hereinafter set forth, guests staying within the Property longer than two (2) days must register with the Association.

II. Remedies / Enforcement

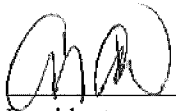
A. Towing

- i. If any vehicle is parked on any portion of the Private Street in violation of these Rules and Regulations, Management is authorized to provide a 24 hour notice of towing by attaching a conspicuous notice on the windshield of the vehicle advising that the vehicle is subject to being towed for violations of these Rules and Regulations.
- ii. If a vehicle is parked on the Private Street and is blocking a driveway, obstructing the flow of traffic, or otherwise parked in a manner that creates a hazardous condition, no notice shall be given and the vehicle may be towed immediately.
- iii. All costs associated with towing and recovery of the vehicle shall be the sole responsibility of the Owner or user of the vehicle.

B. Fines / Sanctions

- i. Notwithstanding anything to the contrary herein, the Board may elect to impose fines or use other available sanctions.

This is to certify that the foregoing Rules and Regulations were adopted by the Board of Directors of The Fountains of Lake Ridge Property Owners Association at a duly convened meeting held on February 19, 2018, to be effective on the date it is recorded in the Official Public Records of Dallas County and the Members of the Association have been sent notice of the adoption thereof.

 2/19/19
President

VEHICLE REGISTRATION FORM

Address: _____

Homeowner / Tenant #1

Name: _____

Phone: _____ Email: _____

Homeowner / Tenant #2

Name: _____

Phone: _____ Email: _____

VEHICLE #1					
MAKE	MODEL	COLOR	YEAR	PLATE	STATE
VEHICLE #2					
MAKE	MODEL	COLOR	YEAR	PLATE	STATE
VEHICLE #3					
MAKE	MODEL	COLOR	YEAR	PLATE	STATE

By signing this form I agree that I have read, understood and agree to abide by the Rules and Regulations for Resident and Guest Parking on Private Streets, and am aware of the penalties for violations. I understand that if I have any issues or concerns that I may contact _____.

Signature of Homeowner / Tenant

Date

Return this form to:

EXHIBIT B

All lots tracts or parcels of real property known as LAKE RIDGE AT JOE POOL LAKE, 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 00267 of the Map and Plat Records of Dallas County, Texas; and

All lots tracts or parcels of real property known as LAKE RIDGE AT JOE POOL LAKE, 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 and Plat Records of Dallas County, Texas.

**Filed and Recorded
Official Public Records
John F. Warren, County Clerk
Dallas County, TEXAS
02/25/2019 03:24:04 PM
\$50.00
201900046417**

