



VG-342-2017-74613

**Denton County
Juli Luke
County Clerk**

Instrument Number: 74613

Real Property Recordings

MISCELLANEOUS

Recorded On: June 22, 2017 02:33 PM

Number of Pages: 8

" Examined and Charged as Follows: "

Total Recording: \$54.00

******* 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: 74613
Receipt Number: 20170622000407
Recorded Date/Time: June 22, 2017 02:33 PM
User: Sunny P
Station: Station 8

Record and Return To:

EMILY BRIDGES
OWNERS ASSN AT COUNTRY LAKES
221 COUNTRY LAKES BLVD
ARGYLE TX 76226



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, TX

**RESOLUTION OF THE BOARD OF DIRECTORS OF
OWNERS ASSOCIATION AT COUNTRY LAKES, INC.**

WHEREAS, Country Lakes is a planned unit development located in Denton County, Texas ("**Subdivision**");

WHEREAS, Owners Association at Country Lakes, Inc., a Texas nonprofit corporation (the "**Association**") is charged with administering and enforcing that certain the Declaration of Covenants, Conditions and Restrictions for Owners Association at Country Lakes, Inc. recorded on or about August 31, 2001 in Volume 4913, Pages 1356-1433 of the Official Public Records of Denton County, Texas, as amended by that certain document recorded on or about April 24, 2013 as Document No. 2013-48990 of the Official Public Records of Denton County, Texas, as supplemented by those certain documents of the Official Public Records of Denton County, Texas: (1) that certain document recorded on or about June 16, 2003 as Document No. 2003-R0093993; (2) that certain document recorded on or about July 1, 2005 as Document No. 2005-79667; (3) that certain document recorded on or about April 12, 2006 as Document No. 2006-43183; (4) that certain document recorded on or about June 8, 2011 as Document No. 2011-52053; (5) that certain document recorded on or about December 21, 2012 as Document No. 2012-144557 of the Official Public Records of Denton County, Texas; and (6) that certain document recorded on or about July 22, 2016 as Document No. 2016-88530 of the Official Public Records of Denton County, Texas (as may be further amended and/or supplemented, collectively, the "**Declaration**");

WHEREAS, pursuant to Article IV, Section 3 of the Declaration, the Association, through its Board of Directors (the "**Board**"), may make and enforce reasonable rules and regulations governing the use of the Properties, in addition to, further defining, or limiting the rights, covenants and restrictions set forth in the Declaration;

WHEREAS, pursuant to Article XII, Section 22 of the Declaration, all wetlands, lakes, ponds, and streams within the Properties, if any, shall be aesthetic amenities only, and no other use thereof, including, without limitation, fishing, swimming, boating, playing, or use of personal flotation devices, shall be permitted without the prior approval of the Board; and

WHEREAS, the Board finds that it is in the best interest of residents and guests of the Subdivision for the Board to adopt rules and regulations approving and governing fishing on the wetlands, lakes, ponds, and streams within the Property, in order to improve enjoyment and promote safety of the Property within the Subdivision, as authorized and anticipated by the Declaration.

NOW, THEREFORE, BE IT RESOLVED, that the Board hereby adopts the Fishing Policy attached hereto and incorporated herein for all purposes as Exhibit A.

[SIGNATURE PAGE(S) TO FOLLOW]

EXECUTED AND EFFECTIVE this 5th day of June, 2017.

ASSOCIATION:

OWNERS ASSOCIATION AT COUNTRY LAKES, INC.,
a Texas nonprofit corporation

By: , President

CERTIFICATION:

I, as Secretary of the Association, hereby certify that the Board of Directors of the Association voted to adopt this Resolution.

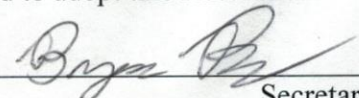
By: , Secretary

EXHIBIT A

FISHING POLICY

[ON FOLLOWING PAGES]

FISHING POLICY

STATE OF TEXAS §
 § KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF DENTON §

WHEREAS, Country Lakes is a planned unit development located in Denton County, Texas ("Subdivision");

WHEREAS, Owners Association at Country Lakes, Inc., a Texas nonprofit corporation (the "**Association**") is charged with administering and enforcing that certain the Declaration of Covenants, Conditions and Restrictions for Owners Association at Country Lakes, Inc. recorded on or about August 31, 2001 in Volume 4913, Pages 1356-1433 of the Official Public Records of Denton County, Texas, as amended by that certain document recorded on or about April 24, 2013 as Document No. 2013-48990 of the Official Public Records of Denton County, Texas, as supplemented by those certain documents of the Official Public Records of Denton County, Texas: (1) that certain document recorded on or about June 16, 2003 as Document No. 2003-R0093993; (2) that certain document recorded on or about July 1, 2005 as Document No. 2005-79667; (3) that certain document recorded on or about April 12, 2006 as Document No. 2006-43183; (4) that certain document recorded on or about June 8, 2011 as Document No. 2011-52053; (5) that certain document recorded on or about December 21, 2012 as Document No. 2012-144557 of the Official Public Records of Denton County, Texas; and (6) that certain document recorded on or about July 22, 2016 as Document No. 2016-88530 of the Official Public Records of Denton County, Texas (as may be further amended and/or supplemented, collectively, the "**Declaration**");

WHEREAS, pursuant to Article IV, Section 3 of the Declaration, the Association, through its Board of Directors (the "**Board**"), may make and enforce reasonable rules and regulations governing the use of the Properties, in addition to, further defining, or limiting the rights, covenants and restrictions set forth in the Declaration;

WHEREAS, pursuant to Article XII, Section 22 of the Declaration, all wetlands, lakes, ponds, and streams within the Properties, if any, shall be aesthetic amenities only, and no other use thereof, including, without limitation, fishing, swimming, boating, playing, or use of personal flotation devices, shall be permitted without the prior approval of the Board; and

WHEREAS, the Board finds that it is in the best interest of residents and guests of the Subdivision for the Board to adopt rules and regulations approving and governing fishing on the wetlands, lakes, ponds, and streams within the Property, in order to improve enjoyment and promote safety of the Property within the Subdivision, as authorized and anticipated by the Declaration.

NOW, THEREFORE, the Board has duly adopted this Fishing Policy (the "**Policy**");

1. Rules and Regulations.

- 1.1. All Owners, and their accompanied guests may fish on the wetlands, lakes, ponds, and streams within the Property.
- 1.2. Hours: Fishing on the wetlands, lakes, ponds, and streams within the Property is *only* permissible from sunrise to sunset. All minors must be accompanied by an adult Owner at all times.
- 1.3. Owners, and their accompanied guests must "catch & release" any and all fish caught on Association Property.
- 1.4. Owners, and their accompanied guests may only use traditional fishing rod & reels. Under no circumstance shall the use of other fishing methods and equipment be allowed on Association Property, which includes but is not limited to spear fishing, bow fishing, snagging/netting, etc.
- 1.5. All Owners, and their accompanied guests must place all trash, bait, and other items used while fishing in the nearest trash receptacle. No foreign items, which are not native to the wetlands, lakes, ponds, and streams within the Property or are otherwise harmful, may be deposited in the water. Absolutely no glass containers are permitted on the fishing grounds.
- 1.6. Other than the use detailed herein, all wetlands, lakes, ponds, and streams within the Property, shall be aesthetic amenities only, and no other use thereof, including, without limitation, swimming, boating, playing, or use of personal flotation devices, shall be permitted without the prior approval of the Board.
- 1.7. All Owners are responsible for ensuring that their family members, visitors, guests, tenants and agents observe and comply with this Policy as may be adopted and/or amended by the Board.

2. Enforcement.

- 2.1. This Policy may be amended or terminated from time to time at the discretion of the Board.
- 2.2. Any violation of this Policy shall be determined at the sole discretion of the Board, or as such authority may be properly delegated.
- 2.3. When a violation is determined to exist and where the Board deems it to be in the best interests of the Association to refer the violation to legal counsel for appropriate action, the Board may do so at any time. Such legal action may include, without limitation, sending demand letters to the violating Owner, filing suit, and/or seeking injunctive relief or any other remedy available at law or in equity against the Owner to correct or otherwise abate the violation. Attorneys' fees and all costs incurred by the Association in enforcing the Declaration and administering this Policy will become the personal obligation of the Owner.

- 2.4. All capitalized terms undefined in this Policy shall have the same meanings herein as prescribed to them in the Declaration.
- 2.5. This Policy is effective upon recordation in the Official Public Records of Real Property of Denton County, Texas and amends and restates any policies regarding the subject matter hereof. Except as affected by this Policy, all other provisions contained in the Declaration and/or any other dedicatory instruments of the Association shall remain in full force and effect

[SIGNATURE PAGE TO FOLLOW]

EXECUTED this 5th day of June, 2017.

ASSOCIATION:

OWNERS ASSOCIATION AT COUNTRY LAKES, INC.,
a Texas nonprofit corporation

By: [Signature]
Name: Tim Stewart
Title: President

STATE OF TEXAS §
 §
COUNTY OF Tarrant §

On this 5 day of June, 2017, before me, the undersigned notary public, personally appeared Tim Stewart, President of OWNERS ASSOCIATION AT COUNTRY LAKES, INC., a Texas nonprofit corporation known to me to be the person whose name is subscribed to the within instrument, and acknowledged that she or he executed the same for the purposes and consideration set forth therein.

[Signature]
Notary Public, in and for the State of Texas

