

Denton County
Juli Luke
County Clerk

Instrument Number: 154133

ERecordings-RP

NOTICE

Recorded On: August 25, 2021 08:26 AM

Number of Pages: 2

" Examined and Charged as Follows: "

Total Recording: \$30.00

***** 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: 154133
Receipt Number: 20210824001053
Recorded Date/Time: August 25, 2021 08:26 AM
User: Kerry H
Station: Station 3

Record and Return To:

Corporation Service Company



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

Magnolia Flower Mound Residential Association, Inc.

SWIMMING POOL ENCLOSURES POLICY

WHEREAS, The Association desires to allow homeowners the right to install pool enclosures for the safety of their households, in compliance with local / applicable state and local requirements that are in accordance with the architectural design standards of the community

and, WHEREAS, Texas Property Code 202.002 SWIMMING POOL ENCLOSURES has been added by the Texas State Legislature

THEREFORE, THE BOARD OF DIRECTORS HEREBY RESOLVES, that the Association hereby adopts the following policy to establish a formal Swimming Pool Enclosure Policy as follows:

The Association will permit any swimming pool enclosure that: 1) consists of transparent mesh or clear panels set in metal frames or, 2) that is black in color and consists of transparent mesh set in metal frames or, 3) is of a color and constructed out of materials acceptable and approved by the community's ARC Committee and,

- a) is not more than six feet in height; and
- b) is designed to not be climbable; and
- c) is allowed by state/local governmental agencies who may regulate any such installation or appearance of such enclosure as evidenced by an approved building permit (if applicable); and
- d) has been submitted as an architectural modification to the ARC Committee in advance of the installation, allowing the ARC Committee to review the modification and issue its approval before installation begins to ensure the project is in compliance with this policy.

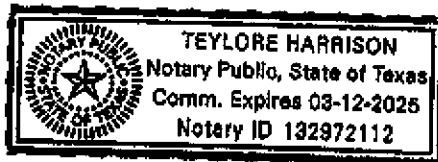
(The State of Texas) (County of Denton)

Executed this 20 day of August, 2021 by Andy Kirby, Andy Kirby
Signature *Print Name*

President of the Magnolia Flower Mound Residential Association, Inc.

Sworn to me on this 20 day of August, 2021 by Andy Kirby
Print Name

President of the Magnolia Flower Mound Residential Association, Inc.



Teylore Harrison
Notary Public - The State of Texas

My Commission expires: 3.12.25