

AFTER RECORDING, PLEASE RETURN TO:

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

**FIRST SUPPLEMENTAL CERTIFICATE AND MEMORANDUM OF  
RECORDING OF DEDICATORY INSTRUMENTS FOR  
SONOMA VERDE HOMEOWNERS ASSOCIATION, INC.**

STATE OF TEXAS                   §  
  §  
COUNTY OF ROCKWALL       §

The undersigned, as attorney for Sonoma Verde Homeowners Association, Inc., for the purpose of complying with Section 202.006 of the Texas Property Code and to provide public notice of the following dedicatory instruments affecting the owners of property described on Exhibit B attached hereto (the "*Property*"), hereby states that the dedicatory instruments attached hereto are true and correct copies of the following:

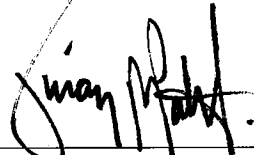
1. *Garage Sale Policy for Sonoma Verde Homeowners Association, Inc. (Exhibit A-1);*
2. *Outdoor Cooking Policy for Sonoma Verde Homeowners Association, Inc. (Exhibit A-2);*
3. *Sonoma Verde Homeowners Association, Inc. – Resolution of the Board of Directors Regarding Assessments (Exhibit A-3);*  
and
4. *Fireworks Policy for Sonoma Verde Homeowners Association, Inc. (Exhibit A-4).*

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 instruments until amended as the

dedicatory instruments replaces and supersedes all previously recorded dedicatory instruments addressing the same or similar subject matter.

**IN WITNESS WHEREOF**, Sonoma Verde Homeowners Association, Inc. has caused this First Supplemental Certificate and Memorandum of Recording of Dedicatory Instruments to be recorded in the Official Public Records of Rockwall County, Texas; and serves to supplement that Certificate and Memorandum filed on June 13, 2016 as Instrument No. 20160000009724 in the Official Public Records of Rockwall County, Texas.


**SONOMA VERDE  
HOMEOWNERS ASSOCIATION, INC.**

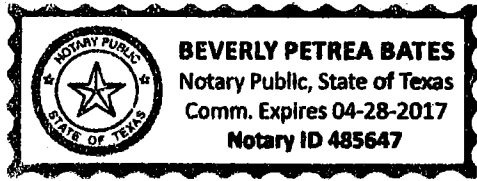
By:   
Its: Attorney

STATE OF TEXAS       §  
                                  §  
COUNTY OF DALLAS   §

BEFORE ME, the undersigned Notary Public, on this day personally appeared Vinay B. Patel, attorney for Sonoma Verde Homeowners Association, Inc., 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 18<sup>th</sup> day of October, 2016.

  
Notary Public, State of Texas



## EXHIBIT A-1

### **GARAGE SALES POLICY FOR SONOMA VERDE HOMEOWNERS ASSOCIATION, INC.**

**WHEREAS** the Board of Directors ("*Board*") of Sonoma Verde Homeowners Association, Inc. (the "*Association*") is empowered to govern the affairs of the Association; and

**WHEREAS**, there is a need to adopt a specific policy on holding and conducting garage sales within the Sonoma Verde subdivision; and

**WHEREAS**, it is the intent that this policy shall remain in effect until otherwise rescinded, modified, or amended by the Board.

**NOW, THEREFORE BE IT RESOLVED THAT** the following policy on garage sales is hereby adopted by the Board:

1. Unapproved, individual garage sales are not allowed in the Sonoma Verde subdivision.
2. The Association holds two (2) community-wide garage sales annually on the following days:
  - a. the third (3<sup>rd</sup>) weekend in April; and
  - b. the third (3<sup>rd</sup>) weekend in September.
3. Garage sales on the designated dates begin at 7:00 a.m. and promptly conclude by 3:00 p.m.
4. If the event it rains on the designated date(s), the garage sale will be moved to the following weekend.
5. The Association will put out garage sale signage in advance of the designated date(s).

**IT IS FURTHER RESOLVED**, that this policy shall forthwith be recorded in the Official Public Records of Rockwall County, Texas, and shall affect the Property and all Owners (as defined in the Declaration) until otherwise modified or rescinded by the Board. All Owners shall receive notice of this policy.

**SONOMA VERDE  
HOMEOWNERS ASSOCIATION, INC.**

By: *Russell Phillips*  
RUSSELL PHILLIPS President

By: \_\_\_\_\_,  
\_\_\_\_\_, Secretary

## EXHIBIT A-2

### OUTDOOR COOKING POLICY FOR SONOMA VERDE HOMEOWNERS ASSOCIATION, INC.

**WHEREAS** the Board of Directors ("*Board*") of Sonoma Verde Homeowners Association, Inc. (the "*Association*") is empowered to govern the affairs of the Association; and

**WHEREAS**, there is a need to adopt a specific policy on outdoor cooking or grilling activities within the Sonoma Verde subdivision; and

**WHEREAS**, it is the intent that this policy shall remain in effect until otherwise rescinded, modified, or amended by the Board.

**NOW, THEREFORE BE IT RESOLVED THAT** the following policy on outdoor cooking is hereby adopted by the Board:

1. Outdoor cooking activities, commonly referred to as grilling or barbequing, are expressly prohibited on the Association's Common Areas, including the pool facilities and excluding designated areas.
2. Owners need to be aware that engaging in outdoor cooking activities, they are subjecting themselves to potential legal jeopardy. There are both criminal and civil statutes in place that apply, depending on the circumstances if property damage occurs.

The Schedule of Fines for a violation of this policy is as follows:

- (a) No warnings or courtesy letters will be given. This is a zero tolerance policy and considered a health, safety, and security issue pursuant to Texas Property Code Section 209.006(h)(1).
- (b) Owners or Tenants caught cooking outdoor, grilling or barbequing on Association Common Areas will levied an immediate \$500 fine for each occurrence.
- (c) The fine, until paid, may be the subject of a lien against the property, and may result in legal action against the Owner.

**IT IS FURTHER RESOLVED**, that this policy shall forthwith be recorded in the Official Public Records of Rockwall County, Texas, and shall affect the Property and all Owners (as defined in the Declaration) until otherwise modified or rescinded by the Board. All Owners shall receive notice of this policy.

**SONOMA VERDE  
HOMEOWNERS ASSOCIATION, INC.**

By: *Russell Phillips*  
RUSSELL PHILLIPS, President

By: \_\_\_\_\_,  
\_\_\_\_\_, Secretary

## EXHIBIT A-3

### SONOMA VERDE HOMEOWNERS ASSOCIATION, INC.

### **RESOLUTION OF THE BOARD OF DIRECTORS REGARDING ASSESSMENTS**

**WHEREAS**, the Board of Directors of Sonoma Verde Homeowners Association, Inc. (the "*Board*") is the entity responsible for the operation of Sonoma Verde Homeowners Association, Inc. (the "*Association*") in accordance with and pursuant to the Declaration of Covenants, Conditions and Restrictions for Sonoma Verde recorded in the Official Public Records of Rockwall County, Texas, (the "*Declaration*"); and

**WHEREAS**, under Article IX, Section 9.1 of the Declaration, each Owner of a Lot subject to the Declaration has agreed to pay the Association, among other things, certain regular Annual Assessments; and

**WHEREAS**, under Article IX, Section 9.2 of the Declaration, the Board shall fix the amount and due dates of the Annual Assessment; and

**WHEREAS**, under Article IX, Section 9.2 of the Declaration, the Board may prescribe due dates and procedures; and

**WHEREAS**, the Board desires to prescribe that Annual Assessments are due on March 1 of each calendar year with a corresponding delinquency date of March 31; and

**WHEREAS**, the Board also desires to prescribe a policy governing the receipt and acceptance of assessment payments. The Annual Assessment shall be considered delinquent if not received within 30 days of the due date (March 1) and the Association shall have the right to charge a late charge, late interest charge, and/or costs and fees related to the collection of the sum due. Payments shall be considered legally tendered if postmarked by the United States Post Office on

or prior to March 31. Debit or Credit card payments will be considered paid on the date of submission to the processing service, regardless of the subsequent funding date made to the Association's bank account. Any payments received after the aforementioned grace period will incur additional collection charges and fees as established by the Board; and

**WHEREAS**, a meeting of the Board was held on the \_\_\_ day of \_\_\_\_\_, 20\_\_\_; and

**WHEREAS**, a quorum of the Directors was present at the meeting; and

**WHEREAS**, a Motion was made that the Association establish the payment due date for Annual Assessments to commence on March 1 of each calendar year and that the delinquent date be established as being March 31; and

**WHEREAS**, a Motion was made that the Association adopt a policy governing the receipt and acceptance of assessment payments; and

**WHEREAS**, the Motions were discussed and presented for a vote at the meeting; and

**WHEREAS**, the Board determined that it was in the best interests of the Association to adopt the Motions; and

**WHEREAS**, the Board of Directors present at the meeting voted unanimously to resolve adopt the Motions on the above date.

**NOW, THEREFORE, BE IT RESOLVED** that, commencing January 1, 2017, Annual Assessments must be paid by March 1 of each calendar year with a corresponding delinquency date of March 31.


**IT IS FURTHER RESOLVED**, that payments shall be considered legally tendered if postmarked by the United States Post Office on or prior to March 31, and that payments made via Debit or Credit cards will be considered paid on the date of submission to the processing service,



regardless of the subsequent funding date made to the Association's bank account. Any payments received after the aforementioned grace period will incur additional collection charges and fees as established by the Board.

**IT IS FURTHER RESOLVED**, that this Resolution shall forthwith be recorded in the Official Public Records of Rockwall County, Texas, and shall affect the Property and all Owners (as defined in the Declaration) until otherwise modified or rescinded by the Board. All Owners shall receive notice of this Resolution prior to its effective date of January 1, 2017.

**SONOMA VERDE  
HOMEOWNERS ASSOCIATION, INC.**

By:   
RUSSELL PHILLIPS, President

By: \_\_\_\_\_,  
\_\_\_\_\_, Secretary

## EXHIBIT A-4

### **FIREWORKS POLICY FOR SONOMA VERDE HOMEOWNERS ASSOCIATION, INC.**

**WHEREAS** the Board of Directors ("*Board*") of Sonoma Verde Homeowners Association, Inc. (the "*Association*") is empowered to govern the affairs of the Association; and

**WHEREAS**, there is a need to adopt a specific policy on the possession, use and/or discharge of fireworks within the Sonoma Verde subdivision; and

**WHEREAS**, it is the intent that this policy shall remain in effect until otherwise rescinded, modified, or amended by the Board.

**NOW, THEREFORE BE IT RESOLVED THAT** the following policy on fireworks is hereby adopted by the Board:


1. It is specifically prohibited, without exception whatsoever, to use, discharge, fire or shoot fireworks of any kind within the Sonoma Verde subdivision.
2. This prohibition shall apply to all Lots and the Common Properties/Areas.
3. For purposes of this policy, the term "fireworks" shall mean and refer to any explosive pyrotechnic display or device consisting of a combination of explosives and combustibles, set off to generate colored lights, smoke, and/or noise and shall, for purposes of illustration only but not limitation, include sparklers, aerial fireworks, artillery shells, bottle rockets, brocades, firecrackers, fountains, roman candles, girandoles, repeaters, pinwheels, rockets of any kind, MD-80s, and cherry bombs.
4. The Association may hire off-duty police officers or security to enforce compliance.
5. Owners need to be aware that in setting off fireworks, they are subjecting themselves to potential legal jeopardy. There are both criminal and civil statutes in place that apply, depending on the circumstances if property damage occurs.

The Schedule of Fines for a violation of this policy is as follows:

- (a) No warnings or courtesy letters will be given. This is a zero tolerance policy and considered a health, safety, and security issue pursuant to Texas Property Code Section 209.006(h)(1).
- (b) Owners or Tenants caught using fireworks will levied an immediate \$500 fine for each occurrence.
- (c) The fine, until paid, may be the subject of a lien against the property, and may result in legal action against the Owner.

**IT IS FURTHER RESOLVED**, that this policy shall forthwith be recorded in the Official Public Records of Rockwall County, Texas, and shall affect the Property and all Owners (as defined in the Declaration) until otherwise modified or rescinded by the Board. All Owners shall receive notice of this policy.

**SONOMA VERDE  
HOMEOWNERS ASSOCIATION, INC.**

By:   
RUSSELL PHILLIPS, President

By: \_\_\_\_\_,  
\_\_\_\_\_, Secretary

## EXHIBIT B

Those tracts and parcels of real property located in the City of McLendon-Chisholm, Rockwall County, Texas and more particularly described as follows:

- All property subject to the **Declaration of Covenants, Conditions and Restrictions for Sonoma Verde**, recorded as **Instrument No. 2014000006838** in the **Official Public Records of Rockwall County, Texas**; and
- All property subject to the **Final Plat of Sonoma Verde Addition**, an addition to the City of **McLendon-Chisholm, Rockwall County, Texas**, according to a map or plat recorded as **Document No. 2004000005007** in **Plat/Map Records, Rockwall County, Texas**.

Electronically Filed and Recorded  
Official Public Records  
Shelli Miller, County Clerk  
Rockwall County, Texas  
10/19/2016 10:52:56 AM  
Fee: \$70.00  
20160000018440



A handwritten signature in cursive script, appearing to read "Shelli Miller".