

AFTER RECORDING, PLEASE RETURN TO:

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

**CERTIFICATE AND MEMORANDUM OF RECORDING
OF ASSOCIATION DOCUMENTS FOR
PINE RIDGE ESTATES HOMEOWNERS' ASSOCIATION, INC.**

STATE OF TEXAS §
 §
COUNTY OF COLLIN §

The undersigned, as attorney for the Pine Ridge Estates 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, hereby states that the dedicatory instruments attached hereto are true and correct copies of the following:

- (a) ***Pine Ridge Estates Homeowners' Association Design Guidelines and Review Procedures (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 instruments.

IN WITNESS WHEREOF, the Pine Ridge Estates Homeowners' Association, Inc. has caused this Certificate and Memorandum of Recording of Association Documents to be filed with the office of the Collin County Clerk.

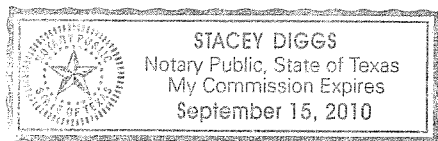
**PINE RIDGE ESTATES
HOMEOWNERS' ASSOCIATION, INC.**

By: J. M. L.
Its: Attorney

STATE OF TEXAS §
 §
COUNTY OF DALLAS §

BEFORE ME, the undersigned Notary Public, on this day personally appeared Thomas L. McCracken, attorney for Pine Ridge Estates 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 3rd day of September, 2008.



Stacey Diggs
Notary Public, State of Texas

Pine Ridge Estates Homeowners' Association Design Guidelines and Review Procedures

Design Guidelines/Building Standards – Sec. 3.3(d)

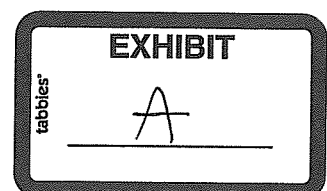
FENCES AND WALLS

- At least 6 ft and no higher than 8 ft
- If a new fence is being built or if existing fence is being painted/stained, ACC approval is needed. Please provide details in Approval request form.
- If a fence has been stained or painted, then it must be maintained that way.
- Missing pickets must be replaced and re-stained/re-painted to match existing fence. No approval needed.
- Fences should not be leaning or at an angle other than upright.
- Fences should be maintained so not to be an eyesore or a distraction.
- Mechanical gates are subject to approval.
- Unacceptable Fencing Materials are as follows:
 - Lattice Panel
 - Chain Link
 - Wire, wire mesh or wire bound pickets
 - Sheet or expanded metal and stamped metal posts
 - Plastic or fiberglass
 - Rope, bamboo, or reed
 - Wrought Iron

Property Owners will be contacted when guidelines are not followed. Violations written for failure to maintain fences will be based upon ACC & Board interpretation and discretion.

STORAGE SHEDS/OUTBUILDINGS

- Storage sheds must be located behind a 6 to 8 foot privacy fence and may not (at its tallest point) exceed 7 feet or the height of the fence, whichever is taller.
- Storage sheds shall have maximum square footage of 100 sq. ft.
- Storage sheds shall be of wood or durable plastic (such as small Rubbermaid sheds) with finish and color to match or complement that of the house.



- Storage shed roofing must match or complement that of the house.
- Only one storage shed is allowed per lot.
- Storage structures must be setback from property lines to be in conformity with City guidelines.
- Gazebos must be approved.

EXTERIOR PAINT

- Approval is not needed if you repaint with the same color.
- Deviation from existing color requires approval. Paint is to be a complimentary earth tone shade.

HOUSE NUMBERS

- House numbers on both the front elevation and rear elevation shall be limited to the original style of installation from the builder.
- Maximum size shall be 6" in height.
- Fluorescent or brightly colored numbers are not allowed.
- Curb numbers shall be black letters on a white background.

PLAY EQUIPMENT/TRAMPOLINES

(This includes swingsets, playforts with canopies, etc. This does not include playhouses which are subject to the terms set forth above for Storage sheds and Outbuildings.)

- Play equipment structures shall not be taller than 13 feet.
- Play equipment structures are allowed only in the rear yards, within the fence, and must maintain a set back from any property line as is consistent with City code.
- Wood play structures must be of redwood, cedar, or special pine and must be assembled and maintained.

ADDITIONS / REMODELS / PATIO ROOF COVER

- Additions/remodels/patio roof covers or pergola shall comply with all requirements set forth by ACC guidelines.
- The addition shall not alter the existing drainage patterns.
- The addition must meet the required setback for the lot per City code.
- Materials (including roofing and color) must match existing house and all masonry requirements.
- Exceptions will be made for stained western red cedar.
- On home additions, roof pitch must be 6:12 ft.

SCREEN AND STORM DOORS

- Storm doors are allowed in front of residence. Storm doors may be 100% glass or a combination of glass and mesh. No screen doors (i.e. with 100 % screen mesh) allowed on front of residence.

SHUTTERS

- Shutters must follow the profile of the window and be complimentary to the window.
- Shutters shall be stained or painted to match or complement the existing home.

SOLAR SCREENS/SOLAR FILM

- Solar Screens shall be integral to the window or the screen.
- Solar Screens other than dark in colors (no light colors) and consistent in appearance for each elevation, requires ACC approval.
- Reflective solar film on windows shall meet the following guidelines:
 - Visible light reflection (exterior) shall not be more than 35 percent.
 - The product shall be warranted for adhesion and anti-fogging.
 - Windows of each elevation shall be consistent in appearance.
 - If delaminating occurs, corrective action shall be taken by the homeowner.

OUTDOOR SHADE STRUCTURE – TEMPORARY

- Shade structures shall be attractive in appearance, without an excess of detail ornamentation.
- Retractable shade structures allowed but must be maintained.
- Overall area of the shade structure shall not exceed 144 square feet in size.
- Canvas or fabric roofing shall be a solid earth tone color with simple edging (no fringe or stripes).
- Shade structures shall be located in rear yard. Must not be visible from the front of house.
- Only one shade structure is allowed per lot.

Any damage to the frame or fabric must be repaired immediately or removed

OUTDOOR FIREPLACE AND BARBECUE PITS

- Outdoor fireplaces and barbecue pits shall be finished with masonry that blends with that on the house. If brick is used, brick shall match the house brick blend. Stone will also be allowed which compliments the house.
- Fireplaces and pits shall be located in rear yards only, and may not encroach any easement or alter the surface drainage on the lot per the Subdivision Grading Plan.
- These structures shall be in scale with and integrated into the design of the house structure, deck and/or landscape areas and shall be sited in consideration of neighboring properties.
- The maximum height of firebox, excluding chimneys, shall not exceed six (6) feet. Height of the total structure shall not exceed thirteen (13) feet.

ROOF SHINGLES

Owners are required to obtain approval to replace roofing material. The request does not require approval if the replacement roofing material is the same as the existing roofing material in color, composition, and appearance.

The following requirements must be met for all new roofing material:

- Minimum 20 year composition shingles to be used and must be dark brown or dark grey
- White shingles are not permitted
- Shingles must conform to City of McKinney standards and guidelines

Replacement with material other than composition shingles or any deviation from the above requires a written request to the ACC with detailed description of the materials to be used and a sample of the shingle material to be used.

ATTIC VENTILATION/ROOFTOP APPENDAGES

- Attic ventilators are preferred to be the “pancake” low profile type or turban style.
- Rooftop appendages are to be painted to match or blend with the color of the roof.
- Attic ventilators shall not be above the ridge of the roof.
- Roof ridge vents are acceptable.
- No skylights will be allowed on the front slopes of the roof.

TRASH TOTES

- Trash Tote shall be stored in the following locations:
 - In the garage.
 - Behind your fence on the side of your house.
 - In the alley up against your house or fence.
 - Behind a 6 feet cedar enclosed fence for screening purposes.
- Trash Tote shall not be left in the alley so as to impede alley passage and must be stored immediately after trash pick-up.

SIGNAGE

- For Sale or Rent Signs, Political Signs and Spirit Signs are allowed if no more than 6 sq ft and tastefully designed by a professional company, not hand written.

LIGHTING (Exterior)

- All exterior lighting must be screened and aimed so as not to “glare” to your neighbors.
- No permanent colored lights allowed. All holiday lighting and exterior holiday décor should be removed within 30 days after the holiday.
- 150W max on floodlights.
- No pole mounted lights permitted.

TRELLIS/ARBOR

- Trellis/Arbor shall be of professional quality and appearance, without an excess of detail ornamentation.
- Trellis/Arbor shall be of cedar, redwood or other material approved by the ACC
- If painted or stained, the trellis/arbor shall coordinate and compliment the colors of the house.
- Overall height of the trellis/arbor shall not exceed 10' for two story and beneath the roof line for single story homes.
- Trellis/Arbor may be attached to the house or detached (free standing).
- Free standing Trellis/Arbor shall not exceed 100 square feet in size. (Larger sizes may be approved on case by case basis depending upon the yard area and proposed location). Attached trellis may exceed 144 square feet if at the discretion of the ACC it blends into the architectural fabric of the house.
- Trellis/Arbor shall be located in the rear yard locations only.
- Only one Arbor/Trellis is allowed per lot.

Construction shall not alter the drainage patterns established

VEGETABLE GARDENS

- Rear yard only (not seen from street).
- Size of garden shall not exceed 144 square feet or visible outside the fence.

LANDSCAPING

- Must have at least one 3 inch caliper tree in the front yard.
- Beds must contain live healthy shrubs or plants across the front of the residence.
- Owner is responsible for maintaining yard in a neat and orderly manner at all times. Height of grass should not exceed 6".
- Grass is to be edged so not overgrowing on the driveway, sidewalk, curbside or alley way.

- Trimming around back fences, mailboxes, utility boxes, and foundation is required. Owners will edge and trim on a regular basis to prevent overgrowth from occurring.
- Grass, trees, and shrubs should be watered on a regular schedule that complies with the City of McKinney water restrictions.
- Regular watering should be conducted to maintain health of landscaping plants. No dead grass permitted.
- Any trees or shrubs should be pruned regularly. Bushes shall be trimmed so not covering more than 50% of windows, and trees shall be trimmed so as not to impede sidewalk traffic.
- Planter beds and tree wells shall be free of weeds and grass.
- Grass growing up into flower beds with no clear delineation between yard and bed is considered a violation.
- Weeds should not be visible from the street in yard or in flower beds.
- Yard waste is not to be left in the street or walkways.
- Dead shrubs must be removed within 30 days and replaced.
- Desert landscape is not a part of the North Texas character and will not be accepted as a landscape alternative. Gravel, lava rock and straw will not be an acceptable replacement for grass or mulch for landscaping areas in public view.
- Brick edging for flowerbeds must be mortared in. Pavers and stone may be dry-stacked.
- Landscape areas shall be kept free of trash, litter, weeds, and other such material or plants not a part of the landscaping.

PARKING

- Boats, RV's , campers and trailers shall not be visible from street.
- Trucks with trailers, Trucks in excess of one ton or have signage/advertising displayed shall not be permitted to park overnight on the streets.
- Non working or unlicensed vehicles will be parked or stored in an enclosed garage.

DRIVEWAYS

- Driveways must be clutter free of yard equipment, ladders, debris and garbage.

MAILBOXES

- Mailboxes must be made of brick. If damage occurs, they must be restored to original condition.

BASKETBALL GOALS

- Basketball goals are not permitted in front of residences.
- Portable goals are not to be left overnight on sidewalks, city streets, or cul-de-sac areas.

DOG HOUSE/DOG RUNS

- Shall be located in rear yards only.
- Fencing shall not exceed 5' in height.
- Doghouse shall not exceed 15 sq. ft. in size.
- Dog run shall not exceed 35 sq. ft. in size.
- Must be fully screened behind 6' cedar privacy fence or otherwise screened so as not to be seen from public right-of-way or common areas.
- Dog houses/runs shall be well maintained, with regard to smell and appearance.

SWIMMING POOLS

- Above ground, masonry block, and vinyl lined pools are not permitted.

HOT TUBS AND SPAS

- Hot tubs and spas shall not protrude more than 36" above grade, unless mitigating measures are taken with landscape or other methods to fit the improvement into the site.
- Concentrated drainage (i.e., pipes) to the common areas or neighboring properties is not allowed.
- Spas and hot tubs must be located in rear and screened from public view.
- Only one spa or hot tub is allowed per lot.

- Structures such as a gazebo, cover, trellis or decking are subject to a separate review and approval.
- Homeowners should consult the City of McKinney for fencing requirements around hot tubs and spas.
- All hot tub/spa equipment must be fully screened on all sides with a 6' cedar privacy fence.
- Spas and hot tubs may not be located in easements or within 5' of any property line.

SUBMITTAL REQUIREMENTS:

- A catalog clipping, photograph, description, color, material, and dimensions of the improvements.
- A site plan showing the location of the equipment, existing structures, and property.

DECKS AND PATIOS

- Deck shall be of redwood, cedar or other material approved by the ACC. Pressure treated pine is permitted for the structure only or for areas not exposed to public view (e.g., first floor decks or interior lots).
- Patios may be concrete, concrete stepping blocks, brick, concrete pavers, stone, or other materials as approved by the ACC.
- The new deck/patio shall not alter the drainage patterns established.

SUBMITTAL REQUIREMENTS:

- A site plan, drawn to scale, showing the house, the location of the deck, easements, and property line.
- Building plans, including railing, bench, screening, and other details.
- Photographs of the existing house showing where the proposed deck will be located.

AWNINGS

- No permanent window awnings located on the front or back elevations are allowed.
- For retractable awnings, please see temporary shade structures.

PROHIBITED ITEMS

- Freestanding flagpoles
- Artificial greenery, plants or flowers
- Non-uniform interior window treatments (ie. blankets, sheets, aluminum foil, wax paper, newspapers, quilts, flags, artwork)
- Clotheslines, clothes reels, hanging articles and exterior clothes drying
- Plants in plastic, temporary planter pots from home improvement stores are not allowed in front of homes

Minimal personal items are permitted in front of homes. **Excessive** personal clutter prohibited. (ie. statues, flags, windsocks, fountains, birdhouses, benches)

MISCELLANEOUS

WAIVER, AMENDMENT, AND THIRD PARTY BENEFIT

The ACC maintains the rights from time to time at its sole discretion, to waive, amend or modify the Guidelines. Neither the ACC, its agents, representatives nor employees shall be liable for failure to follow the Guidelines as herein defined. The Guidelines confer no third party benefit or rights upon and Entity, Person, or Builder.

NON-LIABILITY OF THE ACC

Neither the ACC nor its respective members, Secretary, successors, assigns, agents, representatives, employees or attorneys shall be liable for damages or otherwise to anyone submitting plans to it for approval, or to any Builder by reason of mistake in judgment, negligence or non-feasance, arising out of any action of the ACC with respect to any submission, or for failure to follow the Guidelines. The role of the ACC is directed toward review and approval of site planning, appearance and architectural aesthetics. The ACC assumes no responsibility with regard to design or construction, including, without limitation, the civil, structural, mechanical, plumbing or electrical design, methods of construction, technical suitability of materials, or compliance with requirements of any governing authority.

ACCURACY OF INFORMATION

Any person submitting plans to the ACC shall be responsible for verification and accuracy of all components of such submission, including, without limitation, all site dimensions, grades, elevations, utility locations and other pertinent features of the site or plans. All applications requesting variance should be accompanied with a written explanation.

APPLICANT REPRESENTATION

The Property Owner represents by the act of entering into the review process with the ACC that all representatives of the Property Owner, including, but not limited to the architect, engineer, builders, subcontractors, and their agents and employees, shall be made aware by the Property Owner of all applicable requirements of the ACC and shall abide by the Guidelines and the Declaration with respect to approval of development plans and specifications. The property owner is responsible for procuring additional approvals for any changes made to previously reviewed and approved development plans and specifications.

REGULATORY COMPLIANCE

It is the responsibility of the Property Owner to obtain all necessary permits and ensure all governmental compliance. Regulatory approvals do not preclude the authority and responsibility of the ACC for design and approval by the ACC does not preclude the Property Owner from obtaining any necessary governmental approvals.

DEFINITION OF TERMS

“**Association**” (as defined in Article I, page 3 of the Declaration) shall mean and refer to the Pine Ridge Estates Community Association, an existing Texas non-profit organization.

“**Builder**” shall mean any person who has or will become and “Owner” or any person acting as an agent of an Owner or a prospective Owner, seeking approvals pursuant to and required by the Design Guidelines and Review Procedures or the Declaration.

“**Building Project**” shall mean the total scheme of improvement constructed or proposed to be constructed upon any Site by a Builder.

“**Building Setback**” shall mean and refer to the areas, defined in these guidelines and/or on the sub division plat measured from the property line to any structure, which areas shall be unobstructed by structures from the ground upward, but which may include surface driveway areas or similar surface improvements.

“**City**” shall mean and refer to all covenants, conditions, restrictions, easements, charges and liens set forth within the Master Declaration.

“**Declarant**” shall mean and refer to Pine Ridge Estates and to any of its successors and assignees which are designated “Declarant” by the previous Declarant, in a recorded amendment to the Declaration.

“**Declaration**” shall mean and refer to the *First Amended and Restated Master Declaration of Covenants, Conditions and Restrictions* for Pine Ridge Estates.

“**Earth Tone Color**” shall mean brown, black, or derivatives thereof (i.e. beige, tan, gray, etc.) Reds, yellows, blues, greens and derivatives thereof (i.e. orange, purple, pink, etc.) are not considered earth tone colors. White is not considered an earth tone color for the purposes of these Guidelines.

“**Front Yard**” shall mean the yard area adjacent to the front facade of the house.

“**Greenway Frontage**” shall mean and refer to the parks, schools, community facilities, common facilities, common green space, recreational facilities (including hike-bike trails and the like) which are adjacent to rear or side yard lot lines and/or clearly visible from public streets, sidewalks and rights-of-way.

“**Guidelines**” shall mean these Design Guidelines and Review Procedures for Residential Modifications.

“**ACC**” shall mean the Architectural Covenant Committee.

“**Person**” shall mean a natural person, a corporation, a partnership, trustee or other legal entity.

“Procedures” shall mean the Design Application and Review Procedures contained herein which are the application procedures.

“Project” shall mean the same as Building Project.

“Property Owner” shall mean the holders of record title to the fee simple interest of any Lot whether or not such holder(s) actually reside on any part of the Lot.

“Public View” see “Greenway Frontage”.

“Rear Yard” shall mean the yard area adjacent to the rear façade of the house.

“Secretary” shall mean the person designated by the ACC to assist the ACC in the administration and documentation of the ACC’s functions as provided for the Declaration, the Guidelines, which person may be a member of the ACC or someone who is not a member of the ACC.

“Single Dwelling Unit” shall mean a building project, which consists of an individual detached residence located on a lot with building setbacks to the front, rear and sides.

“Site” shall mean and refer to each of the lots described upon any recorded plat of the property encumbered by the Declaration or any portion thereof, except the Common Area, and excluding lots dedicated to any municipality or any other governmental entity.


If such Site is further subdivided or re-subdivided each of the lots resulting from such subdivision or re-subdivision shall be considered as a Site as that term is used herein and the restrictions of the Declaration shall apply to Sites so created.

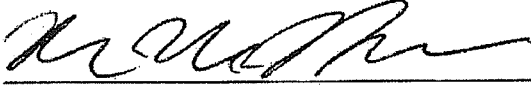
“Subdivision Design Guidelines” shall mean and refer to the guidelines, which may be prepared for each village, as it is ready to develop. These Guidelines shall apply specifically to the village for which they are prepared.

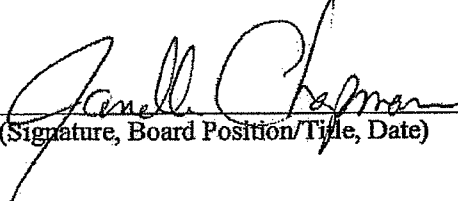
“Take Action” by the ACC means approving, approving with conditions, deferring or continuing the submission (with or without a request for resubmission) or disapproving a specific submission, by a Property Owner. The ACC may Tack Action with or without a formal meeting, and written notice of any such action shall be sent by the Secretary of the Property Owner.

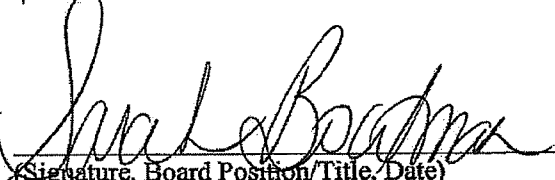
“Pine Ridge Estates” is the name of the property subject to the Declaration.

Approved by:

 President 8/27/08
(Signature, Board Position/Title, Date)

 VP 8/27/2008
(Signature, Board Position/Title, Date)

 Member at large 8/27/08
(Signature, Board Position/Title, Date)

 Sec. 8/27/08
(Signature, Board Position/Title, Date)

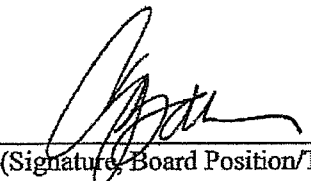
 Treas. 8/27/08
(Signature, Board Position/Title, Date)

EXHIBIT B

Those tracts and parcels of real property located in the City of McKinney, Collin County, Texas and more particularly described as follows:

- (a) All lots and tracts of land situated in **PINE RIDGE ESTATES, PHASE ONE, an Addition to the City of McKinney, Collin County, Texas, according to the Plat recorded in Cabinet L, Page 745 of the Map Records of Collin County, Texas; and**
- (b) All lots and tracts of land situated in **PINE RIDGE ESTATES, PHASE TWO, an Addition to the City of McKinney, Collin County, Texas, according to the Plat recorded in Volume L, Page 747 of the Plat Records of Collin County, Texas; and**
- (c) All lots and tracts of land situated in **PINE RIDGE ESTATES, PHASE THREE A, an Addition to the City of McKinney, Collin County, Texas, according to the Plat recorded in Volume M, Page 646 of the Map Records of Collin County, Texas; and**
- (d) All lots and tracts of land situated in **PINE RIDGE ESTATES, PHASE THREE B, an Addition to the City of McKinney, Collin County, Texas, according to the Plat recorded in Volume N, Page 430 of the Map Records of Collin County, Texas; and**
- (e) All lots and tracts of land situated in **PINE RIDGE ESTATES, PHASE THREE C, an Addition to the City of McKinney, Collin County, Texas, according to the Plat recorded in Volume N, Page 428 of the Map Records of Collin County, Texas; and**
- (f) All lots and tracts of land situated in **PINE RIDGE ESTATES, PHASE THREE D, an Addition to the City of McKinney, Collin County, Texas according to the Plat thereof recorded Volume O, Page 254 of the Map Records of Collin County, Texas.**

Filed and Recorded
Official Public Records
Stacey Kemp, County Clerk
Collin County, TEXAS
09/05/2008 01:41:29 PM
\$84.00 DLAIRD
20080905001078850



A handwritten signature in cursive script that reads "Stacey Kemp".