

AFTER RECORDING, PLEASE RETURN TO:

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

**TENTH SUPPLEMENTAL CERTIFICATE AND MEMORANDUM
OF RECORDING OF DEDICATORY INSTRUMENTS FOR
MARSHALL RIDGE HOMEOWNERS' ASSOCIATION, INC.**

STATE OF TEXAS §
 §
COUNTY OF TARRANT §

The undersigned, as attorney for Marshall Ridge 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 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:

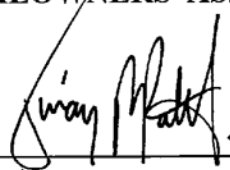
- ***Architectural Guidelines*** (Exhibit A).

All persons or entities holding an interest in and to any portion of Property are subject to the foregoing dedicatory instrument.

IN WITNESS WHEREOF, Marshall Ridge Homeowners' Association, Inc. has caused this Tenth Supplemental Certificate and Memorandum of Recording of Dedicatory Instruments to be filed with the office of the Tarrant County Clerk and supplements that certain Certificate and Memorandum of Recording of Association Documents filed on December 6, 2011, as Instrument

Number D211293523 in the Official Public Records of Tarrant County, Texas; that certain First Supplemental Certificate and Memorandum of Recording of Association Documents filed on December 7, 2011, as Instrument Number D211295374 in the Official Public Records of Tarrant County, Texas; that certain Second Supplemental Certificate and Memorandum of Recording of Dedicatory Instruments filed on December 7, 2012, as Instrument Number D212299801 in the Official Public Records of Tarrant County, Texas; that certain Third Supplemental Certificate and Memorandum of Recording of Dedicatory Instruments filed on February 14, 2013, as Instrument Number D213038426 in the Official Public Records of Tarrant County, Texas; that certain Fourth Supplemental Certificate and Memorandum of Recording of Dedicatory Instruments filed on October 22, 2013, as Instrument Number D213274823 in the Official Public Records of Tarrant County, Texas; that certain Fifth Supplemental Certificate and Memorandum of Recording of Dedicatory Instruments filed on December 3, 2014, as Instrument Number D214262241 in the Official Public Records of Tarrant County, Texas; that certain Sixth Supplemental Certificate and Memorandum of Recording of Dedicatory Instruments filed on March 2, 2015, as Instrument Number D215041577 in the Official Public Records of Tarrant County, Texas; that certain Seventh Supplemental Certificate and Memorandum of Recording of Dedicatory Instruments filed on April 30, 2015, as Instrument Number D215088916 in the Official Public Records of Tarrant County, Texas; that certain Eighth Supplemental Certificate and Memorandum of Recording of Dedicatory Instruments filed on July 30, 2015, as Instrument Number D215168089 in the Official Public Records of Tarrant County, Texas; and that certain Ninth Supplemental Certificate and Memorandum of Recording of Dedicatory Instruments filed on September 1, 2015, as Instrument Number D215197496 in the Official Public Records of Tarrant County, Texas.

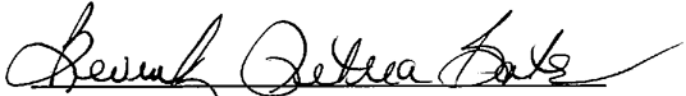
**MARSHALL RIDGE
HOMEOWNERS' ASSOCIATION, INC.**

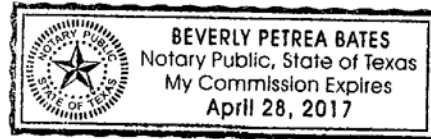
By: 
Its: Attorney

STATE OF TEXAS §
 §
COUNTY OF DALLAS §

BEFORE ME, the undersigned Notary Public, on this day personally appeared Vinay B. Patel, attorney for Marshall Ridge 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 8th day of September, 2015.


Notary Public, State of Texas



Marshall Ridge Homeowners' Association, Inc.

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An Accredited Association Management Company

EXHIBIT A

ARCHITECTURAL GUIDELINES

ACC BULLETIN #1 STORAGE BUILDINGS

ACC Bulletin Number #1 (available on the SBB web portal) www.sbbmanagement.com, provided the original guidance for adding storage buildings. Additional Guidelines are as follows:

Sheds – Clarification to Bulletin #1 – A 6' fence means 6' walls on the shed with an 8' maximum height. An 8' fence means 8' walls with a maximum height of 10'. The proper way to measure maximum height is from the ground on the 2 sides closest to the back and side yard property lines to the top of the shed. On a sloped yard if the yard is built up to create a flat foundation, the maximum height of 8' or 10' above will include the height of the foundation or yard build up. Consideration for how the water from the shed will be mitigated should be submitted with the plan.

POOLS

No part of the pool and/or hot tub, decking or other water features (rock ledges) can be outside the side or rear building lines. The pool deck and any other features will be a minimum of 5' from all property lines. The plan submitted must include screening of the pool equipment and must include a drainage plan showing 100% mitigation or draining of water to the front street. Exceptions for drainage will be considered when the original drainage by the developer does not drain to the front of the house.

PERGOLA

The maximum height will be 14' and the maximum height measurement will be done in the same manner as for sheds above. The distance from the side and rear property lines will be based on the .75 formula for distance. The plan submitted must include how the ground under the pergola will be improved, i.e., pavers, concrete, and with any improvements must include a drainage plan showing 100% mitigation or draining of water to the front street. Exceptions for drainage will be considered when the original drainage by the developer does not drain to the front of the house.

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PAVILION

The maximum height for an attached pavilion will be determined where the roof line is integrated with the existing roof line and will follow the pitch of the existing roof. The maximum height of the free standing pavilion side will be 12'. If the plan incorporates a chimney, the chimney can be 2' above the lowest point or a maximum height of 14'. Grills, smokers, and fireplaces or other similar devices cannot be outside the side or rear building lines and should be a sufficient distance from the side and rear property lines and to avoid any potential nuisance or safety hazard to neighbors.

MISCELLANEOUS

In all cases, drainage and imperious coverage is a big consideration, especially with small lots. This would include all of the items indicated above as they will all make a change to the original drainage design by the developer and any change to the original drainage is prohibited.

These conditions are a guide for review by the Architectural Control Committee. The ACC may grant minor variances from these conditions or impose additional(s) on a case-by-case basis. ACC application is required for any improvement or modification.

EXHIBIT B

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

- (a) All real property subject to the Declaration of Covenants, Conditions and Restrictions for Marshall Ridge, recorded under Instrument No. D208289460 in the Official Public Records of Tarrant County, Texas, including any supplements thereto and amendments thereof; and
- (b) All lots and tracts of land situated in MARSHALL RIDGE, an Addition to the City of Keller, Tarrant County, Texas, according to the Map or Plat thereof recorded in Cabinet A, Slide 13090; Cabinet A, Slides 12230 - 12236; and Cabinet A, Slides 12224 - 12226, as amended or revised and including any replats thereof, of Tarrant County, Texas.