

*Mary Louise Garcia* Mary Louise Garcia

**AFTER RECORDING, PLEASE RETURN TO:**

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

**TWELFTH 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:

- ***Marshall Ridge Homeowners' Association, Inc.:  
Architectural Control Committee – Bulletin No. 3 (Exhibit A).***

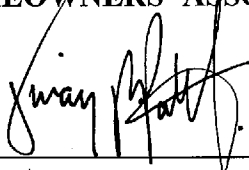
All persons or entities holding an interest in and to any portion of Property are subject to the foregoing dedicatory instrument and it replaces and supersedes all previously recorded dedicatory instruments addressing the same or similar subject matter and shall remain in force and effect until revoked, modified or amended by the Board of Directors.

**IN WITNESS WHEREOF**, Marshall Ridge Homeowners' Association, Inc. has caused this Twelfth 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; 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; that certain Tenth Supplemental Certificate and Memorandum of Recording of Dedicatory Instruments filed on September 8, 2015, as Instrument Number D215203422 in the Official Public Records of Tarrant County, Texas; and that certain Eleventh Supplemental Certificate and Memorandum of Recording of Dedicatory Instruments filed on November 10, 2015, as Instrument Number D215254013 in the Official Public Records of Tarrant County, Texas.

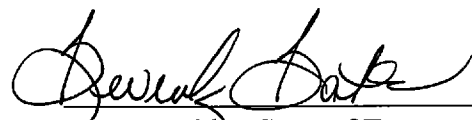
**MARSHALL RIDGE  
HOMEOWNERS' ASSOCIATION, INC.**

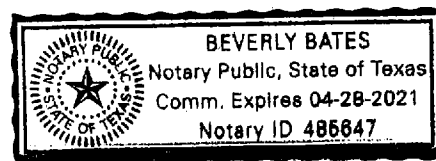
By:   
Its: Attorney

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 27<sup>th</sup> day of November, 2017.

  
Notary Public, State of Texas



# Exhibit A

# MARSHALL RIDGE HOMEOWNERS' ASSOCIATION, INC.

## ARCHITECTURAL CONTROL COMMITTEE - BULLETIN NO. 3

### BASKETBALL GOALS

#### BASKETBALL GOALS<sup>1</sup>

Pole-style basketball goals will be allowed on the property provided they comply with the following requirements:

1. Goals may not be placed in a location that causes play to overflow into the street.
2. Goals cannot block the sidewalk nor be placed closer than 8' from the sidewalk.
3. Goals may not be placed in the street or a cul-de-sac **at any time.**
4. Goal must be kept in good condition at all times:
  - a. The basketball goal must be installed or weighted down, according to the manufacturer's guidelines
  - b. Nets must be replaced when tattered or torn
  - c. Poles must be painted as needed
  - d. Backboards shall not be missing, broken or cracked
  - e. The base shall not be piled with rocks, bricks, sandbags, or other weighted materials
  - f. If the base is placed in the grass, the grass must be edged at all times
  - g. The basketball goal, including backboard, cannot be attached to the house
5. **In the event the owner receives at least three (3) violation fines related to the owner's basketball goal and the owner fails to cure or remedy the violation, then the ACC's permission to allow or maintain the basketball goal shall be deemed withdrawn. The owner will be required to remove the offending basketball goal.**

If at any time the basketball goal becomes unsightly or does not comply with the above guidelines, you will be required by the Architectural Control Committee (ACC) to make the necessary adjustments or remove the goal from your property, determination of which will be made at the sole discretion of the ACC.

These conditions are a guide for review by the ACC. The ACC may grant minor variances from these conditions or impose additional(s) on a case-by-case basis. Prior to beginning any exterior modification, the owner is required to submit an ACC application for approval.

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<sup>1</sup> This ACC Guideline, approved by the ACC on November 14, 2017, replaces and supersedes, in all respects, all prior Guidelines with respect to basketball goals and shall remain in force and effect until revoked, modified or amended by the Board.

## **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.