

Denton County  
Juli Luke  
County Clerk

---

Instrument Number: 22964

ERecordings-RP

MISCELLANEOUS

Recorded On: March 05, 2024 11:47 AM

Number of Pages: 6

---

" Examined and Charged as Follows: "

Total Recording: \$45.00

---

\*\*\*\*\* THIS PAGE IS PART OF THE INSTRUMENT \*\*\*\*\*

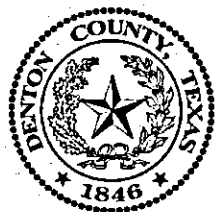
Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

**File Information:**

Document Number: 22964  
Receipt Number: 20240305000294  
Recorded Date/Time: March 05, 2024 11:47 AM  
User: Denise W  
Station: Station 18

**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

**AFTER RECORDING, PLEASE RETURN TO:**

**Judd A. Austin, Jr.  
Henry Oddo Austin & Fletcher, P.C.  
1717 Main Street  
Suite 4600  
Dallas, Texas 75201**

**THIRD SUPPLEMENTAL CERTIFICATE AND MEMORANDUM OF  
RECORDING OF DEDICATORY INSTRUMENTS  
FOR  
THE ESTATES AT TOUR 18 HOMEOWNERS ASSOCIATION**

STATE OF TEXAS           §  
  §  
COUNTY OF DENTON    §

The undersigned, as attorney for The Estates at Tour 18 Homeowners Association, a Texas nonprofit corporation, 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 in the Declaration of Covenants, Conditions and Restrictions for The Estates at Tour 18, recorded as Instrument No. 94-R0043555, in the Official Public Records of Denton County, Texas, including any amendments and supplements thereto ("*Property*"), hereby states that the dedicatory instrument attached hereto is a true and correct copy of the following:

- ***Resolution of the Board of Directors Regarding the Adoption of Political Signs (Exhibit A).***

All persons or entities holding an interest in and to any portion of the Property are subject to the foregoing dedicatory instrument until amended. The attached dedicatory instrument 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**, The Estates at Tour 18 Homeowners Association has caused this Third Supplemental Certificate and Memorandum of Recording of Dedicatory Instruments to be filed with the office of the Denton County Clerk, and serves to supplement that certain Certificate and Memorandum of Recording of Association Documents for The Estates at Tour 18 Homeowners Association, filed on November 18, 2020, and recorded as Instrument No. 187953, in the Official Public Records of Denton County, Texas; that First Supplemental Certificate and Memorandum of Recording of Dedicatory Instruments for The Estates at Tour 18 Homeowners Association, filed on September 28, 2021, and recorded as Instrument No. 177174, in the Official Public Records of Denton County, Texas; and that Second Supplemental Certificate and Memorandum of Recording of Dedicatory Instruments for The Estates at Tour 18 Homeowners Association, filed on March 17, 2022, and recorded as Instrument No. 40268, in the Official Public Records of Denton County, Texas.

**THE ESTATES AT TOUR 18  
HOMEOWNERS ASSOCIATION,  
a Texas nonprofit corporation**

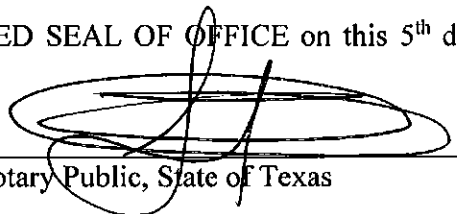


By: \_\_\_\_\_  
Its: Attorney

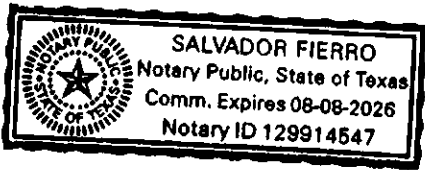
STATE OF TEXAS           §  
  §  
COUNTY OF DALLAS    §

BEFORE ME, the undersigned Notary Public, on this day personally appeared Vinay B. Patel, attorney for The Estates at Tour 18 Homeowners Association, a Texas nonprofit corporation, 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 5<sup>th</sup> day of March, 2024.



\_\_\_\_\_  
Notary Public, State of Texas



# Exhibit A

**RESOLUTION OF THE BOARD OF DIRECTORS OF  
THE ESTATES AT TOUR 18 HOMEOWNERS ASSOCIATION  
REGARDING THE ADOPTION OF  
POLITICAL SIGNS**

---

STATE OF TEXAS           §  
  §  
COUNTY OF DENTON       §

Pursuant to the authority granted to the Board of Directors (the “Board”) of The Estates at Tour 18 Homeowners Association (the “Association”) in the Declaration of Covenants, Conditions and Restrictions for The Estates at Tour 18, recorded under Clerk’s File No. 94-R0043555 in the Real Property Records of Denton County, Texas (the “Declaration”), the following resolution is hereby adopted by the Board to be effective immediately:

BE IT RESOLVED, that pursuant to the authority vested in the Board in Article 8, Section 8.1 of the Declaration and Section 259.002 of the Texas Election Code, the Board hereby adopts the following resolution addressing political signs:

**Political Signs**

- (1) Political signs shall be displayed no sooner than the 90th day *before* the date of the election to which the sign relates and must be removed before the 10th day *after* that election date.
- (2) All political signs are required to be ground mounted, simple in display, and not contain any wording that is offensive in nature. Signs cannot be attached to plant material, a traffic control device, a light, a trailer, a vehicle, or any other existing structure or object;
- (3) All signs must be displayed in the front yard of the dwelling unit and at least ten feet (10’) back from the street.
- (4) The total size is limited to no larger than four feet by six feet (4’ x 6’).
- (5) The limit is one sign for each candidate or measure for an election per property.
- (6) The Association may remove a sign displayed in violation of these rules.

