NOTICE OF FILING OF DEDICATORY INSTRUMENTS FOR Sapphire Enclave Homeowners Association, Inc.

STATE OF TEXAS)	
)	KNOW ALL MEN BY THESE PRESENTS
COUNTY OF TARRANT)	

THIS NOTICE OF DEDICATORY INSTRUMENTS FOR Sapphire Enclave Homeowners Association, Inc. ("Notice") is made the _____ day of October, 2015, by the Sapphire Enclave Homeowners Association, Inc. ("Association").

WITNESSETH:

WHEREAS, the Association is the property owners' association created to manage or regulate the planned development covered by the Amended and Restated Declaration of Covenants, Conditions & Restrictions of Sapphire Enclave; and

WHEREAS, Section 202.006 of the Texas Property Code provides that a property owners' association must file each dedicatory instrument governing the association that has not been previously recorded in the real property records of the county in which the planned development is located; and

WHEREAS, the Association desires to record the attached dedicatory instruments in the real property records of Tarrant County, Texas, pursuant to and in accordance with Section 202.006 of the Texas Property Code and for the purpose of providing public notice of the following dedicatory instruments affecting the owners of property within **Sapphire Enclave** subdivision ("Owner").

NOW THEREFORE, the dedicatory instruments attached hereto on Exhibit "A" are originals and are hereby filed of record in the real property records of Tarrant County, Texas, in accordance with the requirements of Section 202.006 of the Texas Property Code.

IN WITNESS WHEREOF, the Association has caused this Notice to be executed by its duly authorized agent as of the date first written above.

Sapphire Enclave Homeowners Association, Inc.

By:	
Name:	
Title: _	

ACKNOWLEDGMENT

STATE OF TEXAS

COUNTY OF TARRANT

BEFORE ME, the undersigned authority, on this day personally appeared ______, the ______ of **Sapphire Enclave Homeowners** Association, Inc., known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that (s)he executed the same for the purposed and consideration therein expressed on behalf of said corporation.

SUBSCRIBED AND SWORN TO BEFORE ME on this _____ day of October, 2015

Notary Public of Texas

SUPPLEMENT TO THE AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF SAPPHIRE ENCLAVE

THE STATE OF TEXAS§§\$KNOW ALL MEN BY THESE PRESENTS:COUNTY OF TARRANT§

THIS SUPPLEMENTAL DECLARATION is made effective as of the _____day of October, 2015 by the **Sapphire Enclave Homeowners Association, Inc.**, (hereinafter referred to as "HOA").

WITNESSETH:

WHEREAS, That certain Amended and Restated Declaration of Covenants, Conditions and Restrictions for Sapphire Enclave ("CCR's") of record dated July 2, 2015, and filed as Instrument Number D215143498 in the Real Property Records of Tarrant County, Texas; and as may have been supplemented thereafter;

WHEREAS, HOA desires to amend said Amended and Restated Declaration of Covenants, Conditions and Restrictions for Sapphire Enclave, and pursuant to the CCR's have achieved the votes required to make said amendments;

NOW, THEREFORE, pursuant to the powers granted to the HOA, the HOA submits the following revisions to the CCR's. The provisions of these Supplemental CCR's shall be binding upon Sapphire Enclave in accordance with the terms of the CCR's.

Article 2, Section 2.2 (b), shall be amended to read as follows:

Vehicles on a Lot shall be in an enclosed garage or on a permanent concrete drive attached to the Residence ("Driveway"); however, trucks in excess of one ton, Vehicles with signage or advertising displays, or inoperative or unlicensed Vehicles shall be in an enclosed garage. On-Street parking shall be limited to temporary parking of guests or invitees of the Owner of that Residence during parties and delivery of services for not more than twelve (12) hours in any twenty-four (24) hour period and shall (a) at all times be on the same side of, and in the Street directly in front of, the Lot unless the Street in front of the Lot is completely full, in which case any overflow Vehicles shall remain as close to that Lot as possible, and (b) not be parked in front of mailboxes. The above time restriction shall not apply to any vehicle, machinery, or equipment temporarily parked during 7am to 6pm Monday-Saturday, excluding holidays, for the ACC-approved construction, maintenance, or repair of a Residence or a Structure.

Article 2, Section 2.2 (m), shall be amended to read as follows:

No boat, trailer, jet ski, marine craft, hovercraft, aircraft, recreational vehicle, travel trailer, motor home, camper body or similar Vehicle or equipment may remain more than 2 times within any 30 consecutive day period either (a) on the Driveway of that Owner's Residence for more than 24 hours, or (b) in the Street in front of that Owner's Lot for more than 4 hours. All such Vehicles shall be on a Driveway when on a Lot. No such Vehicle or equipment shall be used as a residence or office temporarily or permanently.

NOW THEREFORE, for and in consideration of the sum of ONE DOLLAR (\$1.00) and other good and valuable consideration, the HOA does hereby amend the Amended and Restated Declaration of Covenants, Conditions and Restrictions for Sapphire Enclave as stated above.

<u>All other provisions of said Amended and Restated Declaration of Covenants, Conditions</u> <u>and Restrictions for Sapphire Enclave not amended herein remain in full force and effect.</u>

Executed this ______ day of ______, 2015

Sapphire Enclave Homeowners Association, Inc.

By:	 	 	
Name:		 	
Title: _		 	

STATE OF TEXAS

COUNTY OF TARRANT

BEFORE ME, the undersigned authority, on this day personally appeared _______, the _______ of **Sapphire Enclave Homeowners** Association, Inc., known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that (s)he executed the same for the purposed and consideration therein expressed on behalf of said corporation.

SUBSCRIBED AND SWORN TO BEFORE ME on this _____day of _____, 2015

Notary Public of Texas

After Recording, Return To: Foster & East 9001 Airport Freeway, Ste 675 North Richland Hills, TX 76180