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Denton County
Cynthia Mitchell
County Clerk

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Parties:
Direct- RUSTIC TIMBERS HOMEOWNERS AS
Indirect-

Receipt Number: 853650
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***** 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.



THE 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.

C Mitchell

County Clerk
Denton County, Texas

AFTER RECORDING, PLEASE RETURN TO:

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

**THIRD SUPPLEMENTAL CERTIFICATE AND MEMORANDUM
OF RECORDING OF ASSOCIATION DOCUMENTS FOR
RUSTIC TIMBERS HOMEOWNERS ASSOCIATION**

STATE OF TEXAS §
 §
COUNTY OF DENTON §

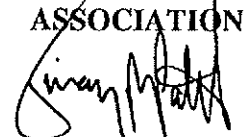
The undersigned, as attorney for the Rustic Timbers Homeowners Association, for the purpose of complying with Section 202.006 of the Texas Property Code and to provide public notice of the following dedicatory instruments affecting the owners of property described on Exhibit B attached hereto, hereby states that the dedicatory instruments attached hereto are true and correct copies of the following:

- (1) ***Records Retention and Production Policy (Exhibit A-1);***
- (2) ***Guidelines for the Installation and Display of Flags and Flagpoles (Exhibit A-2);***
- (3) ***Guidelines for Rain Barrels/Collection Devices (Exhibit A-3); and***
- (4) ***Guidelines for Religious Displays (Exhibit A-4).***

All persons or entities holding an interest in and to any portion of property described on Exhibit B attached hereto are subject to the dedicatory instruments.

IN WITNESS WHEREOF, the Rustic Timbers Homeowners Association has caused this Third Supplemental Certificate and Memorandum of Recording of Association Documents to be filed with the office of the Denton County Clerk and supplements that certain Certificate and Memorandum of Recording of Association Documents filed on December 28, 1999, as Instrument No. 99-R0128764 in Volume 4494, Page 0225, *et seq.* of the Official Property Records of Denton County, Texas; that certain First Supplemental Certificate and Memorandum of Recording of Association Documents filed on September 1, 2000, as Instrument No. 00-R0084805 in Volume 4666, Page 0039, *et seq.* of the Official Property Records of Denton County, Texas; that certain Second Supplemental Certificate and Memorandum of Recording of Association Documents filed on August 20, 2008, as Instrument No. 2008-91629 in the Official Public Records of Denton County, Texas.

**RUSTIC TIMBERS HOMEOWNERS
ASSOCIATION**



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 Rustic Timbers Homeowners Association, 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 December, 2011.

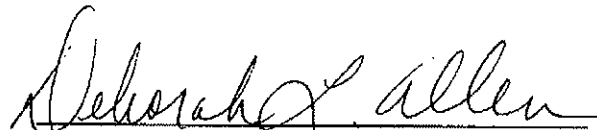
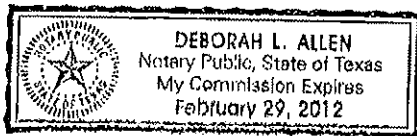

Notary Public, State of Texas

EXHIBIT A-1

Records Retention and Production Policy Effective January 1, 2012

The Rustic Timbers Homeowners Association, in accordance with State law, will retain and produce records as detailed below.

Retention of Records

The Association will maintain records in the following categories for the duration stated for each category:

<u>Category</u>	<u>Retention Period</u>
Account Records of Current Owners	Five (5) Years
Contracts for Terms of at Least One (1) Year	Four (4) Years after Expiration of Contract
Minutes of Owner Meetings / Board Meetings	Seven (7) Years
Tax Returns and Audits	Seven (7) Years
Financial Books and Records	Seven (7) Years
Governing Documents	Permanently

Production of Records

- Owners may have access to Association records, upon submission of a written request to the Association or its representative by certified mail to the mailing address of the Association or authorized representative as listed in the current management certificate.
- The written request must identify the records requested and indicate whether the owner wants to inspect the records or have the Association forward copies.
- The Association will respond to the written request within ten (10) business days from receipt of the request to, as appropriate:
 - (i) provide written notice of dates on which records may be inspected, or
 - (ii) provide the requested copies, or
 - (iii) provide the owner written notice that it is unable to produce the records within the ten (10) day period and provide a date, within fifteen (15) business days from the date of the Association's response, by which the records will be sent or made available to the owner for inspection
- Owners are responsible for the costs of producing and copying Association records in accordance with the cost schedule below. The Association will estimate the costs for producing records.

EXHIBIT A-1

- Payment must be made in advance.

Cost Schedule

Standard Paper Copy (either 8.5" x 11" or 8.5" x 14") – ten cents (\$.10)

Oversized Paper Copy (up to 11" x 17") – fifty cents (\$.50)

Rewritable CD or Non-rewritable CD – one dollar each (\$1.00)

Programmer – twenty-eight dollars and fifty cents (\$28.50) per hour

Labor- fifteen dollars (\$15.00) per hour

Overhead – 20% of the labor and/or programmer charge

Labor charge will be applied whenever it is necessary to locate, compile, manipulate data and reproduce the requested information if the request exceeds fifty (50) pages. The Labor charge will apply regardless of the number of pages if the documents requested are in a remote storage facility.

A programmer charge will be applied if a particular request requires the service of a programmer to execute an existing program so that the requested information may be accessed and copied.

Records Which Will Not Be Produced. The Association will keep certain records confidential and decline to make them available. These specifically include:

- (i) violation histories of owners
- (ii) owners' personal financial information
- (iii) owners' contact information other than address
- (iv) association personnel files

Approved at Board Meeting on November 8, 2011.

EXHIBIT A-2

Guidelines for the Installation and Display of Flags and Flagpoles Effective June 17, 2011

1. The only flags which may be displayed are: (i) the flag of the United States of America; (ii) the flag of the State of Texas; and (iii) an official or replica flag of any branch of the United States armed forces. **No other types of flags, pennants, banners, kits or similar types of displays are permitted on a Lot if the display is visible from a street or Common Area unless ACC approved.**
2. The flag of the United States must be displayed in accordance with 4 U.S.C Sections 5-10.
3. The flag of the State of Texas must be displayed in accordance with Chapter 3100 of the Texas Government Code.
4. Any freestanding flagpole, or flagpole attached to a dwelling, shall be constructed of permanent, long-lasting materials. The materials used for the flagpole shall be harmonious with the dwelling and have a finish appropriate to the materials used in the construction of the flagpole. **The materials used for the flagpole shall have a silver finish with a silver or gold ball at the top. The diameter of the flagpole may not exceed 3 inches (board to determine maximum diameter).**
5. The display of a flag, or the location and construction of the supporting flagpole, shall comply with applicable zoning ordinances, easements, and setbacks of record.
6. A displayed flag, and the flagpole on which it is flown, shall be maintained in good condition at all times. Any flag that is deteriorated must be replaced or removed. Any flagpole that is structurally unsafe or deteriorated shall be repaired, replaced, or removed.
7. **Only one flagpole will be allowed per Lot.** A flagpole can either be securely attached to the face of the dwelling (no other structure) or be a freestanding flagpole. A flagpole attached to the dwelling may not exceed feet in length, *(board to determine minimum and maximum flag size)*. A freestanding flagpole may not exceed 20 feet in height. Any freestanding flagpole must be located in either the front yard or backyard of a Lot, and there must be a distance of at least 5 feet between the flagpole and the property line.
8. Any flag flown or displayed on a freestanding flagpole may be no smaller than 3' x 5' and no larger than 5' x 7', *(board to determine minimum and maximum flag size)*.
9. Any flag flown or displayed on a flagpole attached to the dwelling may be no larger than 3' x 5', *(board to determine minimum and maximum flag size)*.
10. Any freestanding flagpole must be equipped to minimize halyard noise. The preferred method is through the use of an internal halyard system. Alternatively, swivel snap hooks must be covered or "Quiet Halyard" Flag snaps installed. Neighbor complaints of noisy halyards are a basis to have a flag removed until the Owner resolves the noise complaint.

EXHIBIT A-2

11. The illumination of a flag is allowed so long as it does not create a disturbance to other residents in the community. Solar powered, pole mounted light fixtures are preferred as opposed to ground mounted light fixtures. Compliance with all municipal requirements for electrical ground mounted installations must be certified by the Owner. Flag illumination may not shine into another dwelling. Neighbor complaints regarding flag illumination are a basis to prohibit further illumination until the Owner resolves complaint.
12. Flagpoles shall not be installed in Common Area or property maintained by the Association.
13. All flagpole installations must receive prior written approval from Architectural Review Committee or the Modifications Committee.

These Design Guidelines are promulgated pursuant to and in accordance with Section 202.0011 of the Texas Property Code.

EXHIBIT A-3

Guidelines for Rain Barrels/Collection Devices Effective September 1, 2011

The Rustic Timbers Association, in accordance with State law, will permit owners to install rain barrels/collection devices if they meet architectural requirements as outlined by the association. However, the following also applies:

The association prohibits owners from installing rain barrels/collection devices on any common area or property owned by the association.

The association prohibits owners from installing rain barrels/collection devices on an owner's property between the front building line and the street.

General Considerations

Rain barrels/collection devices should be generally designed to be unobtrusive in location and appearance and must not cause drainage problems to the property or its neighbors.

The location should take advantage of screening provided by existing or proposed structures and/or vegetation.

The installation of rain barrels/collection devices in attached housing shall be in accordance with the approved project standards established by the association for location, color, screening, etc.

Specific Guidelines

1. The preferred location is in the rear or side yard; rain barrels/collection devices are prohibited in front yards.
2. The rain barrel/collection device must be installed at the base of an existing downspout. Only one rain barrel/collection device may be installed per downspout.
3. The overflow from the rain barrel/collection device shall discharge to the same location as the current downspout.
4. The size of a rain barrel/collection device bin is generally limited to 36" in height and 24" in diameter.
5. The container must be designed for the purpose of collecting rainwater; a converted trash can is not an acceptable alternative.
6. The bin must be sturdily constructed of durable plastic in black, brown, green, simulated wood with a screened cover and a splash block provided for the overflow.
7. Other colors which are consistent with the trim, siding or overall color scheme of the home will be reviewed on a case by case basis.
8. The rain barrel/collection device should be set into a landscaped area, so that its appearance will be softened by plant material. Additional landscaping or screening may be required to diminish the visual impact on other properties or from the street.
9. The rain barrel/collection device should be an enclosed device to avoid becoming a breeding ground for mosquitoes and maintained so that it does not create a visual nuisance.

EXHIBIT A-3

Submission Requirements

Homeowners are required to submit for consideration:

A copy of the existing site plan showing the location of the house, any accessory structures, significant vegetation, property lines, and the proposed location of the rain barrel/collection device.

A catalog photograph or manufacturer's "cut sheet" of the rain barrel/collection device, including dimensions, material, and color.

A planting plan indicating the type and location of vegetation or other screening, existing or proposed.

EXHIBIT A-4

Guidelines for Religious Displays (Also applies to condominiums) Effective June 17, 2011

The Rustic Timbers Association, in accordance with State law, will permit owners to display religious items exclusively on the entry to the owners' dwelling, specifically the entry door or door frame, however:

An owner may not exploit this law to use a material or color for an entry door that is prohibited by the association's governing documents.

The display of a religious item(s) may not exceed a total of 25 square inches

The association may prohibit the display of religious items if it/they:

- display obviously offensive language or graphics
- violate deed restrictions that do not conflict with this statute
- is/are in a location other than the entry door or frame

The association will not permit religious items to be displayed that pose any threat to public safety or health.

EXHIBIT B

LEGAL DESCRIPTION OF LAND COMPRISING THE ADDITIONS

BEING a tract of land situated in the R. W. Gibson Survey, Abstract No. 458 Town of Flower Mound, Denton County, Texas the subject tract further being all of each tract of land conveyed to Lennar Homes of Texas, Inc., by the deeds recorded in County Clerk Numbers 93-0055031 (12.830 acres), 93-0055036 (52.850 acres), and 93-0055037 (20.972 acres) of the Land Records of Denton County, Texas (LRDCT), the subject tract being more particularly described as follows;

BEGINNING at the Southwest corner of that 20.972 acre tract of land conveyed to Lennar Homes of Texas, Inc., by the said deed recorded in County Clerk Number 93-0055037 (LRDCT), said corner being located in Fireside Drive (no ROW width of record) and 4.7± feet West of the edge of asphalt pavement, 5/8" iron pin with a cap stamped 4224 found at corner, from which a 3/8" iron pin found at the Northwest corner of Lot 19 of Oak Heights Addition, an addition to the Town of Flower Mound recorded in Volume 2, Page 165 (LRDCT), bears S 88° 52' 02" E, a distance of 39.32 feet;

THENCE, N 01° 22' 00" E, along the Westerly line of said 20.972 acre tract and along Fireside Drive, a distance of 585.45 feet to an angle point of said 20.972 acre tract;

THENCE, Along a common line between said 20.972 acre tract and a tract of land owned by Harold F. Schlegel, according to the deed recorded in Volume 433, Page 667 (LRDCT), the following;

S 88° 37' 23" E, a distance of 333.58 feet to a 1/2" iron pin found at corner;

N 04° 45' 20" W, a distance of 265.31 feet to a 5/8" iron pin with cap stamped 4224 found at corner;

N 49° 11' 59" W, a distance of 344.08 to a 1/2" iron pin found at corner;

N 88° 15' 25" W, a distance of 39.87 feet to a point in said Fireside Drive (no ROW width of record).

THENCE, Along said Fireside Drive and the Northwesterly line of said 20.972 acre tract, the following;

N 01° 47' 16" E, a distance of 15.74 feet;

N 13° 50' 29" E, a distance of 216.01. feet;

N 20° 34' 47" E, a distance of 72.64 feet;

N 50° 16' 55" E, a distance of 307.67 feet to a point on the Southerly line of

Cross Timbers Road (Highway No. 1171), said point further being the beginning point of a boundary line agreement recorded in Volume 1180, Page 483 (LRDCT) and the most westerly corner of Lot 1, Block A, of the Lamb of God Lutheran Church Addition, an addition to the Town of Flower Mound, according to the plat recorded in Cabinet H, Page 296 (LRDCT), a 1/2" iron pin found at corner;

THENCE, Along the Southerly line of Lots 1 & 2, Block A of Lamb of God Lutheran Church and the Northerly line of the previously mentioned Lennar Homes of Texas, Inc., 20.972 acre and 52.850 acre tracts, the following;

N 77° 34' 27" E, a distance of 859.74 feet to a 1/2" iron pin found at corner;

N 70° 11' 15" E, a distance of 106.60 feet to a 1/2" iron pin set at corner;

N 59° 13' 05" E, a distance of 126.92 feet to a 1/2" iron pin found at corner;

N 48° 09' 33" E, a distance of 92.27 feet to a 1/2" iron pin found at corner;

N 37° 26' 04" E, a distance of 111.23 feet to a 1/2" iron pin found at corner;

N 28° 20' 28" E, a distance of 527.07 feet to a 5/8" iron pin found at corner;

THENCE, Leaving said Lots 1 & 2, Block A of Lamb of God Lutheran Church Southeasterly line and continuing along said Northerly line of the 52.850 acre tract of land conveyed to Lennar Homes of Texas, Inc., (LRDCT), the following;

S 39° 39' 53" E, a distance of 43.14 feet to a 5/8" iron pin with cap stamped 4224 found at corner;

N 28° 15' 10" E, a distance of 129.47 feet to a 5/8" iron pin with cap stamped 4224 found at corner;

N 39° 39' 53" W, a distance of 43.21 feet to a 1/2" iron pin set at corner;

N 28° 20' 28" E, a distance of 90.08 feet to the most Northerly corner of said 52.850 acre tract, a 3/8" iron pin found at corner;

THENCE, S 61° 44' 30" E, along the Northeasterly line of said 52.850 acre tract, a distance of 40.00 feet to a 5/8" iron pin with cap stamped 4224 found at corner, from which a concrete monument bears N 06° 11' 49" E, a distance of 146.25 feet;

THENCE, S 01° 21' 00" W, along the Easterly line of said 52.850 acre tract and the Westerly lines of a tract of land owned by Barbara F. Sellmeyer by the deed recorded in Volume 2462, Page 498 (LRDCT) and that tract of land owned by H.L. Sellmeyer Estate according to the deed recorded in Volume 1722, Page 495 (LRDCT), and passing over 1/2" iron pins found at distances of 4.88 feet and 204.25 feet, and continuing to make a total distance of 1435.66 feet to the Northwest corner of a 12.830 acre tract of land conveyed to Lennar Homes of Texas, Inc., by the previously mentioned deed recorded in County Clerk Number 93-R0055031 (LRDCT), a 5/8" iron pin with cap stamped 4224 found at corner;

THENCE, Along the Northeasterly line of said 12.830 acre tract and the Southwesterly line of a tract of land owned by the D.F. Sellmeyer Estate & Trust, according to the partition deed recorded in Volume 1722, Page 495 (LRDCT), the following;

S 80° 03' 31" E, a distance of 115.59 to a 5/8" iron pin with cap stamped 4224 found at corner;

S 21° 37' 51" E, a distance of 53.69 feet to a 5/8" iron pin with cap stamped 4224 found at corner;

S 26° 14' 24" E, a distance of 166.74 feet to a 5/8" iron pin with cap stamped 4224 found at corner;

S 51° 28' 28" E, a distance of 163.15 feet to a 5/8" iron pin with cap stamped 4224 found at corner;

S 22° 55' 34" E, a distance of 232.88 feet to a 5/8" iron pin with cap stamped 4224 found at corner;

S 43° 46' 51" E, a distance of 204.70 feet to a 5/8" iron pin with cap stamped 4224 found at corner;

S 02° 27' 41" E, a distance of 161.82 feet to a 5/8" iron pin with cap stamped 4224 found at corner;

S 09° 39' 08" E, a distance of 124.30 feet to a 5/8" iron pin with cap stamped 4224 found at corner;

S 01° 48' 26" W, a distance of 255.22 feet to a 5/8" iron pin with cap stamped 4224 found at corner;

S 23° 01' 33" E, a distance of 33.50 feet to the Southeast corner of the subject tract and said 12.830 acre tract, said corner further being located at a point on the North line of Lot 16 of the previously mentioned Oak Heights Addition, a 5/8" iron pin found at corner, from which a 3/8" iron pin found bears S 87° 30' 26" E, a distance of 15.85 feet;

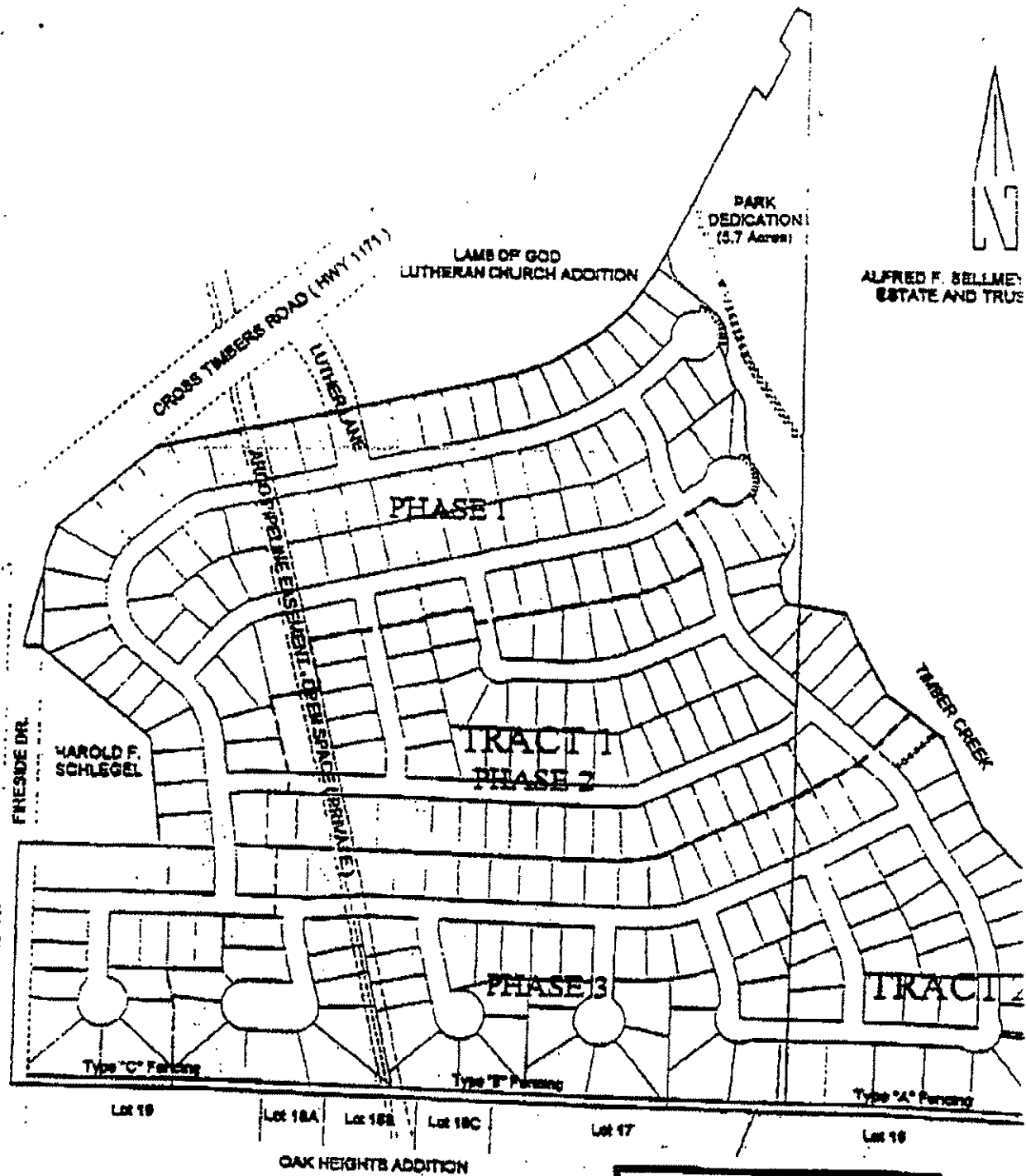
THENCE, N 87° 46' 41" W, along the South line of the previously mentioned 12.830 acre tract, a distance of 629.58 feet to a 5/8" iron pin found at corner;

THENCE, S 01° 21' 00" W, along the East line of the previously mentioned 52.850 acre tract, a distance of 5.37 feet to the Southeast corner of said 52.850 acre tract, said corner further being located on the North line of the previously mentioned Lot 16 of Oak Heights Addition, a 5/8" iron pin with cap stamped 4224 found at corner;

THENCE, Along the South line of said Lennar Homes of Texas, Inc., and the North line of said Oak Heights Addition, the following;

N 88° 17' 40" W, a distance of 72.37 feet to a 1/2" iron pin found at corner;

N 88° 52' 02" W, passing 10.6 feet South of a 1/2" iron pin found at a distance of 645.17 feet marking the Northeast corner of Lot 18-C of the Replat of Lot 18 Oak Heights Addition, an addition to the Town of Flower Mound, according to the plat recorded in Cabinet D, Page 260 (LRDCT), and continuing 1768.73 feet making a total distance of 1779.33 feet to the PLACE OF BEGINNING with the subject tract containing 3,774,644 square feet or 86.6539 acres of land.



ALFRED F. BELLMEYER
ESTATE AND TRUST

RUSTIC TIMBERS
CONCEPT PLAN
86.21 ACRES
Town of Flower Mound
Denton County, Texas

**** Electronically Filed Document ****

Denton County
Cynthia Mitchell
County Clerk

Document Number: 2011-118874
Recorded As : ERX-MEMORANDUM

Recorded On: December 13, 2011
Recorded At: 04:04:01 pm
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Recording Fee: \$47.00

Parties:

Direct- RUSTIC TIMBERS HOMEOWNERS AS
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Receipt Number: 854886
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***** 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.



THE 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.

C Mitchell

County Clerk
Denton County, Texas

AFTER RECORDING, PLEASE RETURN TO:

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

**FOURTH SUPPLEMENTAL CERTIFICATE AND MEMORANDUM
OF RECORDING OF DEDICATORY INSTRUMENTS FOR
RUSTIC TIMBERS HOMEOWNERS ASSOCIATION**

STATE OF TEXAS §
 §
COUNTY OF DENTON §

The undersigned, as attorney for the Rustic Timbers Homeowners Association, 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:

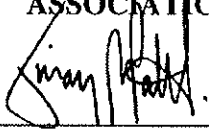
- ***First Amended Guidelines for the Installation and Display of Flags and Flagpoles (Exhibit A).***

All persons or entities holding an interest in and to any portion of property described on Exhibit B attached hereto are subject to the dedicatory instrument.

IN WITNESS WHEREOF, the Rustic Timbers Homeowners Association has caused this Fourth Supplemental Certificate and Memorandum of Recording of Association Documents to be filed with the office of the Denton County Clerk and supplements that certain Certificate and Memorandum of Recording of Association Documents filed on December 28, 1999, as Instrument

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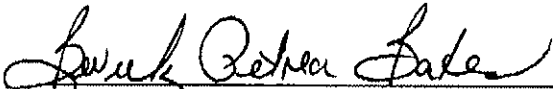
**RUSTIC TIMBERS HOMEOWNERS
ASSOCIATION**

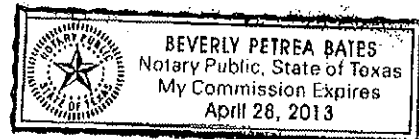
By: 
Its: Attorney

STATE OF TEXAS §
 §
COUNTY OF DALLAS §

BEFORE ME, the undersigned Notary Public, on this day personally appeared Vinay B. Patel, attorney for the Rustic Timbers Homeowners Association, 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 13th day of December, 2011.


Notary Public, State of Texas



**First Amended
Guidelines for the Installation and Display
of Flags and Flagpoles
Effective June 17, 2011**

1. The only flags which may be displayed are: (i) the flag of the United States of America; (ii) the flag of the State of Texas; and (iii) an official or replica flag of any branch of the United States armed forces. No other types of flags, pennants, banners, kits or similar types of displays are permitted on a Lot if the display is visible from a street or Common Area unless ACC approved.
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4. Any freestanding flagpole, or flagpole attached to a dwelling, shall be constructed of permanent, long-lasting materials. The materials used for the flagpole shall be harmonious with the dwelling and have a finish appropriate to the materials used in the construction of the flagpole. The materials used for the flagpole shall have a silver finish with a silver or gold ball at the top. The diameter of the flagpole may not exceed 3 inches.
5. The display of a flag, or the location and construction of the supporting flagpole, shall comply with applicable zoning ordinances, easements, and setbacks of record.
6. A displayed flag, and the flagpole on which it is flown, shall be maintained in good condition at all times. Any flag that is deteriorated must be replaced or removed. Any flagpole that is structurally unsafe or deteriorated shall be repaired, replaced, or removed.
7. Only one flagpole will be allowed per Lot. A flagpole can either be securely attached to the face of the dwelling (no other structure) or be a freestanding flagpole. A flagpole attached to the dwelling may not exceed 6 feet in length. A freestanding flagpole may not exceed 20 feet in height. Any freestanding flagpole must be located in either the front yard or backyard of a Lot, and there must be a distance of at least 5 feet between the flagpole and the property line.
8. Any flag flown or displayed on a freestanding flagpole may be no smaller than 3' x 5' and no larger than 5' x 7'.
9. Any flag flown or displayed on a flagpole attached to the dwelling may be no larger than 3' x 5'.

EXHIBIT A

10. Any freestanding flagpole must be equipped to minimize halyard noise. The preferred method is through the use of an internal halyard system. Alternatively, swivel snap hooks must be covered or "Quiet Halyard" Flag snaps installed. Neighbor complaints of noisy halyards are a basis to have a flag removed until the Owner resolves the noise complaint.
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These Design Guidelines are promulgated pursuant to and in accordance with Section 202.0011 of the Texas Property Code.

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LEGAL DESCRIPTION OF LAND COMPRISING THE ADDITIONS

BEING a tract of land situated in the R.W. Gibson Survey, Abstract No. 458 Town of Flower Mound, Denton County, Texas the subject tract further being all of each tract of land conveyed to Lennar Homes of Texas, Inc., by the deeds recorded in County Clerk Numbers 93-0055031 (12.830 acres), 93-0055036 (52.850 acres), and 93-0055037 (20.972 acres) of the Land Records of Denton County, Texas (LRDCT), the subject tract being more particularly described as follows;

BEGINNING at the Southwest corner of that 20.972 acre tract of land conveyed to Lennar Homes of Texas, Inc., by the said deed recorded in County Clerk Number 93-0055037 (LRDCT), said corner being located in Fireside Drive (no ROW width of record) and 4.7± feet West of the edge of asphalt pavement, 5/8" iron pin with a cap stamped 4224 found at corner, from which a 3/8" iron pin found at the Northwest corner of Lot 19 of Oak Heights Addition, an addition to the Town of Flower Mound recorded in Volume 2, Page 165 (LRDCT), bears S 88° 52' 02" E, a distance of 39.32 feet;

THENCE, N 01° 22' 00" E, along the Westerly line of said 20.972 acre tract and along Fireside Drive, a distance of 585.45 feet to an angle point of said 20.972 acre tract;

THENCE, Along a common line between said 20.972 acre tract and a tract of land owned by Harold F. Schlegel, according to the deed recorded in Volume 433, Page 667 (LRDCT), the following;

S 88° 37' 23" E, a distance of 333.58 feet to a 1/2" iron pin found at corner;

N 04° 45' 20" W, a distance of 265.31 feet to a 5/8" iron pin with cap stamped 4224 found at corner;

N 49° 11' 59" W, a distance of 344.08 to a 1/2" iron pin found at corner;

N 88° 15' 25" W, a distance of 39.87 feet to a point in said Fireside Drive (no ROW width of record).

THENCE, Along said Fireside Drive and the Northwesterly line of said 20.972 acre tract, the following;

N 01° 47' 16" E, a distance of 15.74 feet;

N 13° 50' 29" E, a distance of 216.01. feet;

N 20° 34' 47" E, a distance of 72.64 feet;

N 50° 16' 55" E, a distance of 307.67 feet to a point on the Southerly line of

Cross Timbers Road (Highway No. 1171), said point further being the beginning point of a boundary line agreement recorded in Volume 1180, Page 483 (LRDCT) and the most westerly corner of Lot 1, Block A, of the Lamb of God Lutheran Church Addition, an addition to the Town of Flower Mound, according to the plat recorded in Cabinet H, Page 296 (LRDCT), a 1/2" iron pin found at corner;

THENCE, Along the Southerly line of Lots 1 & 2, Block A of Lamb of God Lutheran Church and the Northerly line of the previously mentioned Lennar Homes of Texas, Inc., 20.972 acre and 52.850 acre tracts, the following;

N 77° 34' 27" E, a distance of 859.74 feet to a 1/2" iron pin found at corner;

N 70° 11' 15" E, a distance of 106.60 feet to a 1/2" iron pin set at corner;

N 59° 13' 05" E, a distance of 126.92 feet to a 1/2" iron pin found at corner;

N 48° 09' 33" E, a distance of 92.27 feet to a 1/2" iron pin found at corner;

N 37° 26' 04" E, a distance of 111.23 feet to a 1/2" iron pin found at corner;

N 28° 20' 28" E, a distance of 527.07 feet to a 5/8" iron pin found at corner;

THENCE, Leaving said Lots 1 & 2, Block A of Lamb of God Lutheran Church Southeasterly line and continuing along said Northerly line of the 52.850 acre tract of land conveyed to Lennar Homes of Texas, Inc., (LRDCT), the following;

S 39° 39' 53" E, a distance of 43.14 feet to a 5/8" iron pin with cap stamped 4224 found at corner;

N 28° 15' 10" E, a distance of 129.47 feet to a 5/8" iron pin with cap stamped 4224 found at corner;

N 39° 39' 53" W, a distance of 43.21 feet to a 1/2" iron pin set at corner;

N 28° 20' 28" E, a distance of 90.08 feet to the most Northerly corner of said 52.850 acre tract, a 3/8" iron pin found at corner;

THENCE, S 61° 44' 30" E, along the Northeasterly line of said 52.850 acre tract, a distance of 40.00 feet to a 5/8" iron pin with cap stamped 4224 found at corner, from which a concrete monument bears N 06° 11' 49" E, a distance of 146.25 feet;

THENCE, S 01° 21' 00" W, along the Easterly line of said 52.850 acre tract and the Westerly lines of a tract of land owned by Barbara F. Sellmeyer by the deed recorded in Volume 2462, Page 498 (LRDCT) and that tract of land owned by H.L. Sellmeyer Estate according to the deed recorded in Volume 1722, Page 495 (LRDCT), and passing over 1/2" iron pins found at distances of 4.88 feet and 204.25 feet, and continuing to make a total distance of 1435.66 feet to the Northwest corner of a 12.830 acre tract of land conveyed to Lennar Homes of Texas, Inc., by the previously mentioned deed recorded in County Clerk Number 93-R0055031 (LRDCT), a 5/8" iron pin with cap stamped 4224 found at corner;

THENCE, Along the Northeasterly line of said 12.830 acre tract and the Southwesterly line of a tract of land owned by the D.F. Sellmeyer Estate & Trust, according to the partition deed recorded in Volume 1722, Page 495 (LRDCT), the following;

S 80° 03' 31" E, a distance of 115.59 to a 5/8" iron pin with cap stamped 4224 found at corner;

S 21° 37' 51" E, a distance of 53.69 feet to a 5/8" iron pin with cap stamped 4224 found at corner;

S 26° 14' 24" E, a distance of 166.74 feet to a 5/8" iron pin with cap stamped 4224 found at corner;

S 51° 28' 28" E, a distance of 163.15 feet to a 5/8" iron pin with cap stamped 4224 found at corner;

S 22° 55' 34" E, a distance of 232.88 feet to a 5/8" iron pin with cap stamped 4224 found at corner;

S 43° 46' 51" E, a distance of 204.70 feet to a 5/8" iron pin with cap stamped 4224 found at corner;

S 02° 27' 41" E, a distance of 161.82 feet to a 5/8" iron pin with cap stamped 4224 found at corner;

S 09° 39' 08" E, a distance of 124.30 feet to a 5/8" iron pin with cap stamped 4224 found at corner;

S 01° 48' 26" W, a distance of 255.22 feet to a 5/8" iron pin with cap stamped 4224 found at corner;

S 23° 01' 33" E, a distance of 33.50 feet to the Southeast corner of the subject tract and said 12.830 acre tract, said corner further being located at a point on the North line of Lot 16 of the previously mentioned Oak Heights Addition, a 5/8" iron pin found at corner, from which a 3/8" iron pin found bears S 87° 30' 26" E, a distance of 15.85 feet;

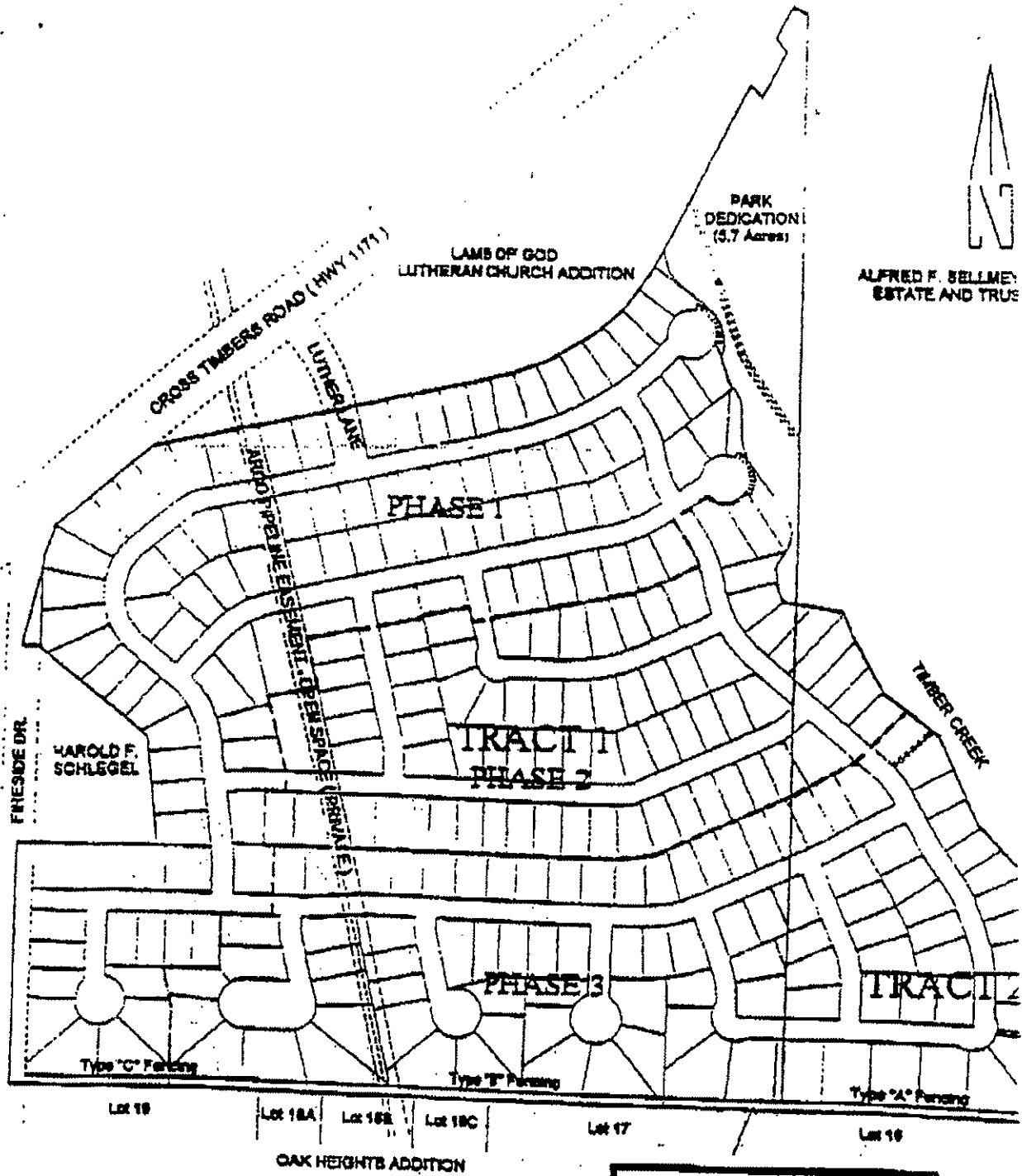
THENCE, N 87° 46' 41" W, along the South line of the previously mentioned 12.830 acre tract, a distance of 629.58 feet to a 5/8" iron pin found at corner;

THENCE, S 01° 21' 00" W, along the East line of the previously mentioned 52.850 acre tract, a distance of 5.37 feet to the Southeast corner of said 52.850 acre tract, said corner further being located on the North line of the previously mentioned Lot 16 of Oak Heights Addition, a 5/8" iron pin with cap stamped 4224 found at corner;

THENCE, Along the South line of said Lennar Homes of Texas, Inc., and the North line of said Oak Heights Addition, the following;

N 88° 17' 40" W, a distance of 72.37 feet to a 1/2" iron pin found at corner;

N 88° 52' 02" W, passing 10.6 feet South of a 1/2" iron pin found at a distance of 645.17 feet marking the Northeast corner of Lot 18-C of the Replat of Lot 18 Oak Heights Addition, an addition to the Town of Flower Mound, according to the plat recorded in Cabinet D, Page 260 (LRDCT), and continuing 1768.73 feet making a total distance of 1779.33 feet to the PLACE OF BEGINNING with the subject tract containing 3,774,644 square feet or 86.6539 acres of land.



RUSTIC TIMBERS
CONCEPT PLAN
 86.21 ACRES
 Town of Flower Mound
 Denton County, Texas