

**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:

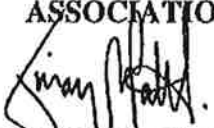
- *First Amended Guidelines for the Installation and Display of Flags and Flagpoles (Exhibit A).*

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

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; and that certain Third Supplemental Certificate and Memorandum of Recording of Association Documents filed on December 8, 2011, as Instrument No. 2011-117346 in the Official Public Records of Denton County, Texas.

**RUSTIC TIMBERS HOMEOWNERS  
ASSOCIATION**

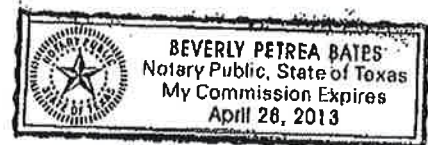
By:   
Its: Attorney

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 13<sup>th</sup> 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.
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.
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.
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 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;

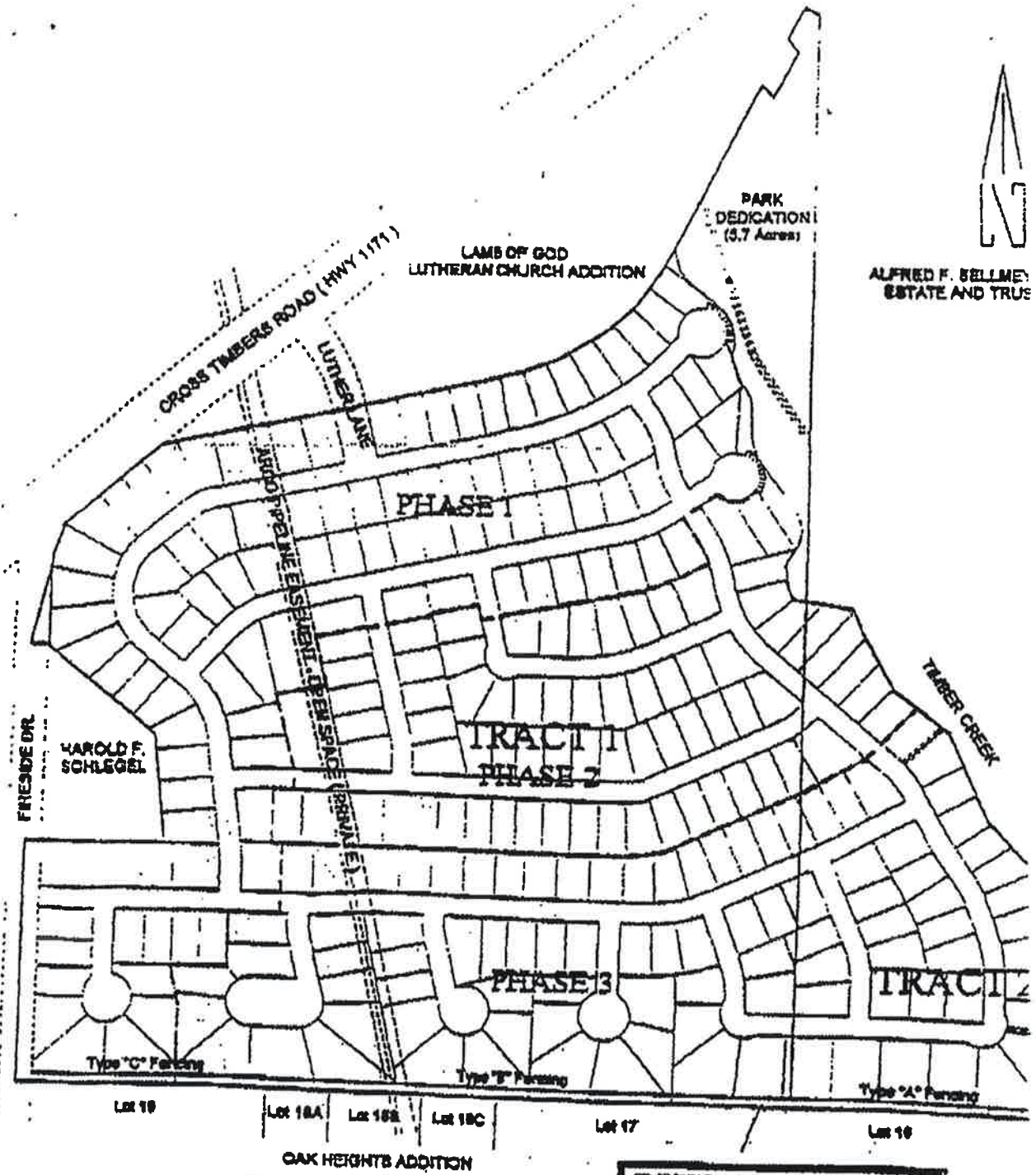
THENCE, S 01° 21' 00" W, along the East line of the previously mentioned 52.850 acre tract, a distance of 5.37 feet to the Southeast corner of said 52.850 acre tract, said corner further being located on the North line of the previously mentioned Lot 16 of Oak Heights Addition, a 5/8" iron pin with cap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

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

\*\*\*\* Electronically Filed Document \*\*\*\*

Denton County  
Cynthia Mitchell  
County Clerk

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Direct- RUSTIC TIMBERS HOMEOWNERS AS  
Indirect-

Receipt Number: 854886  
Processed By: Carmen Robinson

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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