

Denton County
Juli Luke
County Clerk

Instrument Number: 5621

ERecordings-RP

MEMORANDUM

Recorded On: January 19, 2023 11:23 AM

Number of Pages: 9

" Examined and Charged as Follows: "

Total Recording: \$58.00

***** 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: 5621
Receipt Number: 20230119000252
Recorded Date/Time: January 19, 2023 11:23 AM
User: Debra B
Station: Station 42

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.
1700 Pacific Avenue
Suite 2700
Dallas, Texas 75201**

**TENTH SUPPLEMENTAL CERTIFICATE AND MEMORANDUM
OF RECORDING OF DEDICATORY INSTRUMENTS
FOR
CASTLEWOOD HOMEOWNERS' ASSOCIATION, INC.**

STATE OF TEXAS §
 §
COUNTY OF DENTON §

The undersigned, as attorney for Castlewood 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:

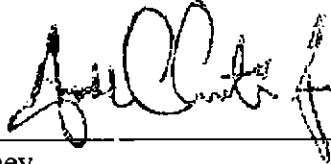
- ***Certificate and Resolution of the Modifications Committee of the Castlewood Homeowners' Association, Inc. Amending Design Guidelines and Review Procedures for Residential Modifications [Storage Sheds] (Exhibit A).***

All persons or entities holding an interest in and to any portion of property described on Exhibit B attached hereto are subject to the foregoing dedicatory instrument. The attached dedicatory instrument shall remain in force and effect until revoked, modified or amended by the Modifications Committee.

IN WITNESS WHEREOF, Castlewood Homeowners' Association, Inc. has caused this Tenth Supplemental Certificate and Memorandum of Recording of Dedicatory Instruments to be filed with the office of the Denton County Clerk, and serves to supplement (i) that certain Certificate and Memorandum of Recording of Association Documents for Castlewood Homeowners' Association, Inc., filed on September 29, 2004, as Instrument No. 2004-127719 in the Official Public Records of Denton County, Texas, (ii) that certain First Supplemental Certificate and Memorandum of Recording of Association Documents for Castlewood Homeowners' Association, Inc., filed on March 8, 2005, as Instrument No. 2005-26794 in the Official Public Records of Denton County, Texas, (iii) that certain Second Supplemental Certificate and Memorandum of Recording of Association Documents for Castlewood Homeowners' Association, Inc., filed on June 15, 2005, as Instrument No. 2005-71599 in the Official Public Records of Denton County, Texas; (iv) that certain Third Supplemental Certificate and Memorandum of Recording of Association Documents for Castlewood Homeowners' Association, Inc., filed on March 31, 2008, as Instrument No. 2008-32973 in the Official Public Records of Denton County, Texas; (v) that certain Fourth Supplemental Certificate and Memorandum of Recording of Association Documents for Castlewood Homeowners' Association, Inc., filed on December 13, 2011, as Instrument No. 2011-118417 in the Official Public Records of Denton County, Texas; (vi) that certain Fifth Supplemental Certificate and Memorandum of Recording of Association Documents for Castlewood Homeowners' Association, Inc., filed on December 19, 2011, as Instrument No. 2011-120736 in the Official Public Records of Denton County, Texas; (vii) that certain Sixth Supplemental Certificate and Memorandum of Recording of Association Documents for Castlewood Homeowners' Association, Inc., filed on March 25, 2013, as Instrument No. 2013-34509 in the Official Public Records of Denton County, Texas;

(viii) that certain Seventh Supplemental Certificate and Memorandum of Recording of Association Documents for Castlewood Homeowners' Association, Inc., filed on March 25, 2013, as Instrument No. 2021-165080 in the Official Public Records of Denton County, Texas; (ix) that certain Eighth Supplemental Certificate and Memorandum of Recording of Association Documents for Castlewood Homeowners' Association, Inc., filed on October 22, 2021, as Instrument No. 2021-195185 in the Official Public Records of Denton County, Texas; and (x) that certain Ninth Supplemental Certificate and Memorandum of Recording of Association Documents for Castlewood Homeowners' Association, Inc., filed on November 1, 2021, as Instrument No. 2021-200057 in the Official Public Records of Denton County, Texas

**CASTLEWOOD HOMEOWNERS'
ASSOCIATION, INC.,
A Texas Non-Profit Corporation**

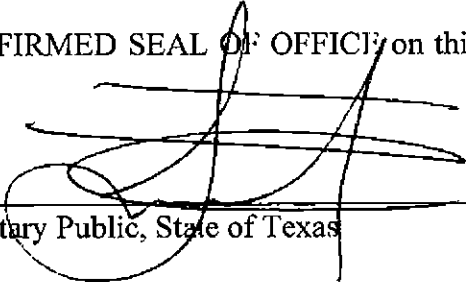
By: 
Its: Attorney

STATE OF TEXAS §
 §
COUNTY OF DALLAS §

BEFORE ME, the undersigned Notary Public, on this day personally appeared Judd A. Austin, Jr., attorney for Castlewood 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 19th day of January, 2023.




Notary Public, State of Texas

STATE OF TEXAS §
 §
COUNTY OF DENTON §



**CERTIFICATE AND RESOLUTION OF THE
MODIFICATIONS COMMITTEE OF THE
CASTLEWOOD HOMEOWNERS’ ASSOCIATION, INC.
AMENDING DESIGN GUIDELINES and REVIEW PROCEDURES
FOR RESIDENTIAL MODIFICATIONS
[*Shed Guidelines*]**

WHEREAS, the Castlewood Homeowners’ Association, Inc. (the “*Association*”) is governed pursuant to and in accordance with that certain Declaration of Covenants, Conditions and Restrictions for Castlewood, recorded as Instrument No. 97-R0044273 in the Official Public Records of Denton County, Texas, and any and all supplements thereto and amendments thereto (collectively, the “*Castlewood Declaration*”); and

WHEREAS, pursuant to each Castlewood Declaration, the Modifications Committee (“*MC*”) has exclusive jurisdiction over all modifications, alterations, or additions made on or to any existing structures on Units subject to the Castlewood Declaration on any portion of the Properties. The MC is authorized to prepare and promulgate design guidelines and application procedures; and

WHEREAS, the Castlewood Estates Homeowners Association Design Guidelines and Review Procedures for Residential Modifications were filed on March 8, 2005, and recorded as Instrument No. 2005-26794 in the Official Public Records of Denton County, Texas (the “*MC Design Guidelines*”); and

WHEREAS, the MC Design Guidelines can be amended by the MC; and

WHEREAS, a meeting of the MC was held on the 28th day of November, 2022 (the “*MC Meeting*”) at which a quorum was present; and

WHEREAS, a motion was made at the MC Meeting to approve and adopt amendments to the MC Design Guidelines by amending Section 4.2 (17) *Storage Sheds* of the Design Guidelines in its entirety (the “*Amendment*”). A true and correct copy of the Amendment is attached hereto as Exhibit 1; and

WHEREAS, the Amendment was discussed and presented for a vote at the MC Meeting; and

WHEREAS, the Amendment was approved and adopted unanimously at the MC Meeting; and

WHEREAS, the Amendment was approved previously by the Board of Directors of the Association.

NOW, THEREFORE, BE IT RESOLVED, that the MC Design Guidelines are amended as set forth in the Amendment which is hereby adopted, ratified and promulgated pursuant to the powers granted to the MC under the Castlewood Declaration and shall hereinafter constitute an integral part of the MC Design Guidelines.

BE IT FURTHER RESOLVED, that the Amendment to the MC Design Guidelines attached hereto is effective upon recordation in the Official Public Records of Denton County, Texas.

**CASTLEWOOD HOMEOWNERS' ASSOCIATION, INC. -
MODIFICATION COMMITTEE**

By 
BETTY WILLIAMS Chairperson

Exhibit 1

**MODIFICATIONS COMMITTEE -
CASTLEWOOD HOMEOWNERS ASSOCIATION**

DESIGN GUIDELINES FOR STORAGE STRUCTURES

**AMENDING 4.2 OF THE DESIGN GUIDELINES AND REVIEW PROCEDURES FOR
MODIFICATIONS TO REPLACE PARAGRAPH (17) – *STORAGE STRUCTURES* TO READ, IN
ITS ENTIRETY, AS FOLLOWS:**

<i>Lot Size</i>	<i>Shed Guidelines</i>
Half an acre lot or larger	<ul style="list-style-type: none">• Roof may not exceed the height of fence.• Shed color must match trim paint.• Shed may be constructed of wood, stone, brick, metal, or Hardie-board. Stone or brick must match home. Plastic is not permitted.• Roof shingles must match home.• Electricity and water are not permitted.• Shed may have no more than 2 windows.• <i>Shed may not exceed 150 square feet.</i>• Only one shed per lot is permitted.• Must be located where it will be visually unobtrusive, plat map with location marked must be included with application.• Evergreen plant screen is required if owner's privacy fence is not in place.
One third of an acre to half of acre	<ul style="list-style-type: none">• Roof may not exceed the height of fence.• Shed color must match trim paint.• Shed may be constructed of wood, stone, brick, metal, or Hardie-board. Stone or brick must match home. Plastic is not permitted.• Roof shingles must match home.• Electricity and water are not permitted.• Shed may have no more than 2 windows .• <i>Shed may not exceed 100 square feet.</i>• Only one shed per lot is permitted.• Must be located where it will be visually unobtrusive, plat map with location marked must be included with application.• Evergreen plant screen is required if owner's privacy fence is not in place.
Under one third of an acre	<ul style="list-style-type: none">• Roof may not exceed height of fence.• Trim color must match trim paint.• Shed may be constructed of wood, stone, brick, metal, Hardie-board, or plastic. Stone or brick must match home. Plastic is not permitted.• Roof shingles must match home.• Electricity and water are not permitted.• Shed may have no more than 2 windows.• <i>Shed may not exceed 80 square feet.</i>• Only one shed per lot is permitted.• Must be located where it will be visually unobtrusive, plat map with location marked must be included with application.• Evergreen plant screen is required if owner's privacy fence is not in place.

EXHIBIT B

Those lots, blocks, tracts and parcels of real property located in the City of Highland Village, Denton County, Texas more particularly described as follows:

- (i) All property subject to the Declaration of Covenants, Conditions and Restrictions for Castlewood, recorded on July 2, 1997 as Instrument No. 97-R0044273 in the Real Property Records of Denton County, Texas, including that property annexed by supplemental declarations filed as: (i) Instrument No. 97-R0044274; (ii) Instrument No. 97-R0066634; (iii) Instrument No. 98-R0118851; (iv) Instrument No. 99-R0033177; (v) Instrument No. 99-R0124933; (vi) Instrument No. 99-R0124935; (vii) Instrument No. 00-R0097901; (viii) Instrument No. 2001-R0000459; (ix) Instrument No. 2001-R0022599; and (x) Instrument No. 2001-R0022600;
- (ii) **Castlewood Section One**, an Addition to the City of Highland Village, Texas, according to the Plat thereof recorded as Document No. 97-R0018751 in Cabinet N, Page 113 of the Map Records of Denton County, Texas;
- (iii) **Castlewood Section Two - I**, an Addition to the City of Highland Village, Texas, according to the Plat thereof recorded as Document No. 98-R0018832 in Cabinet O, Page 247 of the Map Records of Denton County, Texas;
- (iv) **Castlewood Section Three - I - A**, an Addition to the City of Highland Village, Texas, according to the Plat thereof recorded as Document No. 99-R0021471 in Cabinet Q, Page 42 of the Map Records of Denton County, Texas;
- (v) **Castlewood Section Three - II - A**, an Addition to the City of Highland Village, Texas, according to the Plat thereof recorded as Document No. 99-R0050420 in Cabinet Q, Page 144 of the Map Records of Denton County, Texas;
- (vi) **Castlewood Section Three - I - B**, an Addition to the City of Highland Village, Texas, according to the Plat thereof recorded as Document No. 99-R0050421 in Cabinet Q, Page 146 of the Map Records of Denton County, Texas;
- (vii) **Castlewood Section Three - II - B**, an Addition to the City of Highland Village, Texas, according to the Plat thereof recorded as Document No. 2000-R0121466 in Cabinet S, Page 396 of the Map Records of Denton County, Texas;

- (viii) **Castlewood Section Three - I - C**, an Addition to the City of Highland Village, Texas, according to the Plat thereof recorded as Document No. 2000-R0121465 in Cabinet S, Page 394 of the Map Records of Denton County, Texas;
- (ix) **Castlewood Section Three - I - D**, an Addition to the City of Highland Village, Texas, according to the Plat thereof recorded as Document No. 2000-R0121450 in Cabinet S, Page 392 of the Map Records of Denton County, Texas;
- (x) **Castlewood Section IV (I)**, an Addition to the City of Highland Village, Texas, according to the Plat thereof recorded as Document No. 00-R0069964 in Cabinet S, Page 116 of the Map Records of Denton County, Texas; and
- (xi) **Castlewood Section IV (II)**, an Addition to the City of Highland Village, Texas, according to the Plat thereof recorded as Document No. 2003-R0069964 in Cabinet V, Page 18 of the Map Records of Denton County, Texas.