

  
MARY LOUISE NICHOLSON  
COUNTY CLERK

**AFTER RECORDING, PLEASE RETURN TO:**

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

**SECOND SUPPLEMENTAL CERTIFICATE AND MEMORANDUM OF  
RECORDING OF DEDICATORY INSTRUMENTS  
FOR  
TARRANT OAK RIDGE HOMEOWNERS ASSOCIATION, INC.**

STATE OF TEXAS           §  
  §  
COUNTY OF TARRANT   §

The undersigned, as attorney for Tarrant Oak Ridge Homeowners Association, Inc., 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 instrument affecting the owners of property described in the Declaration of Covenants, Conditions and Restrictions for Oak Ridge, recorded on September 4, 2019, and recorded as Instrument No. D219200169, in the Official Public Records of Tarrant County, Texas, including any amendments and supplements thereto ("*Property*"), hereby states that the dedicatory instruments attached hereto are a true and correct copy of the following:

- 1. *Architectural Guidelines: Yard Art (Exhibit A-1);***
- 2. *Architectural Guidelines for Drought Resistant Landscaping (Exhibit A-2);***
- 3. *Architectural Guidelines for the Installation of Certain Roofing Materials (Exhibit A-3); and***
- 4. *Guidelines for Standby Electric Generators (Exhibit A-4).***

All persons or entities holding an interest in and to any portion of the Property are subject to the foregoing dedicatory instruments until amended. The attached dedicatory instruments replace and

supersede 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, Tarrant Oak Ridge Homeowners Association, Inc., has caused this Second Supplemental Certificate and Memorandum of Recording of Dedicatory Instruments to be recorded in the Official Public Records of Tarrant County, Texas and serves to supplement that certain Certificate and Memorandum of Recording of Dedicatory Instruments filed on September 1, 2021, and recorded as Instrument No. D221255715, in the Official Public Records of Tarrant County, Texas; and that certain First Supplemental Certificate and Memorandum of Recording of Dedicatory Instruments filed on June 22, 2023, and recorded as Instrument No. D223109862, in the Official Public Records of Tarrant County, Texas.

TARRANT OAK RIDGE  
HOMEOWNERS ASSOCIATION, INC.,  
a Texas nonprofit corporation

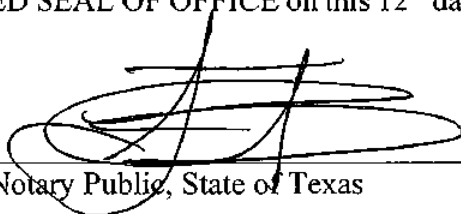
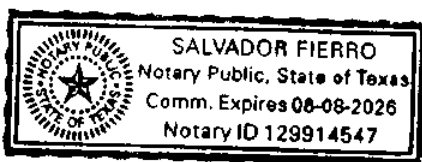


By: \_\_\_\_\_  
Its: Attorney

STATE OF TEXAS           §  
  §  
COUNTY OF DALLAS       §

BEFORE ME, the undersigned Notary Public, on this day personally appeared Vinay B. Patel, attorney for Tarrant Oak Ridge Homeowners Association, Inc., 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 12<sup>th</sup> day of July, 2023.

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

# Exhibit A-1

**TARRANT OAK RIDGE HOMEOWNERS ASSOCIATION, INC.****ARCHITECTURAL GUIDELINES: YARD ART**

Pursuant to the express authority set forth in Article V, Section 5.4 of the Declaration of Covenants, Conditions and Restrictions for Oak Ridge, recorded on September 4, 2019, and recorded as Instrument No. D219200169, in the Official Public Records of Tarrant County, Texas, the Tarrant Oak Ridge Homeowners Association, Inc.'s Architectural Control Committee ("ACC") hereby publishes and promulgates the following architectural guidelines. In an effort to uphold the property values and to preserve the aesthetics of the Oak Ridge community and to provide a more uniform harmony within the Oak Ridge development.

**Lifestyle accessories or ornaments require prior approval from the ACC if they are larger than 36" inches in dimension. No more than eight (8) items (inclusive of both accessories and ornaments) shall be visible on the Lot or home. Such items may only be located on the porch, flowerbed, front door entryway area, or the corner of the driveway near the garage door. By way of example and not limitation, the items listed below are not permitted in the front of any Lot or home within the Association:**

- **Plastic flamingoes**
- **Plastic trees, silk flowers, or other artificial landscape materials**
- **Plastic furniture**
- **Windmills**
- **Bird baths**
- **Tires**
- **Toilets**

**Any item viewed as being in poor taste, unattractive, containing language or graphics that is patently offensive, unsightly or detracting from the overall appearance of the Lot or architectural standards of the Oak Ridge community, as determined in the sole and absolute discretion of the ACC, is expressly prohibited and shall be subject to removal.**

**Owner must maintain the lifestyle accessories or ornaments in a good, neat, and attractive condition.**

**Holiday yard ornaments, décor, and lights will be allowed up to 30 days prior to the holiday and must be removed within 21 days after the holiday.**

These Architectural Guidelines replace and supersede all previously recorded Architectural Guidelines addressing the same or similar subject matter and shall remain in force and effect until revoked, modified or amended by the Association. This is to certify that the foregoing Architectural Guidelines were adopted on July 11, 2023, and shall be effective upon its recordation and publication.

**TARRANT OAK RIDGE  
HOMEOWNERS ASSOCIATION, INC.,  
a Texas nonprofit corporation**

By: Halley Pearce  
Its: President, Member of the Board of Directors

# Exhibit A-2

STATE OF TEXAS                   §  
  §  
COUNTY OF TARRANT         §

**TARRANT OAK RIDGE HOMEOWNERS ASSOCIATION, INC.**

**ARCHITECTURAL GUIDELINES FOR  
DROUGHT RESISTANT LANDSCAPING**

(As provided in Chapter 202 of the Texas Property Code)

**Philosophy:** Xeriscaping means using native and adaptive plants that can grow and sustain themselves with low water requirements and tolerate heat and drought conditions. Xeriscaping does not mean zero water and zero maintenance. Tarrant Oak Ridge Homeowners Association, Inc. (the “*Association*”) will allow, subject to compliance with these rules, the use of drought-resistant landscaping and water conserving natural turf.

**Approval for changes, plan submittal:** Prior to initiating any change in the visible landscape, the Owner must submit plans and specifications detailing the proposed installation. The request must include a to-scale design plan, as well as details on the types of plants, the ground covers (including color and materials), the bordering material(s), the hardscape materials (including color), setbacks, irrigation system, and dimensions. (dimensions of beds, approximate size of plants, size of any rocks, and other such details.) It is recommended but not required that plans be drawn by a licensed landscape architect to increase the chance of approval of plans without changes being required. The Architectural Control Committee (“*ACC*”) may request additional information or changes to the plans before final approval. Installation of any proposed xeric landscape may not begin until the ACC has approved the request.

**Design requirements:** Color and texture of the planted areas and inert areas are an important design aspect. Color and texture should be seen to flow neatly from one area of the yard to another. Extensive areas of “desert” or “barren” appearance must be avoided in order to preserve the aesthetic compatibility with the neighborhood. Large areas may not be composed of a single material; for example any areas of bare mulch must be interspersed with plants. The ACC may in its discretion prohibit water features, urns, and other man-made ornamentation. The xeriscape landscaping may not alter drainage patterns on a Lot, and owners must ensure that no crushed granite or other such runoff runs into a neighboring Lot or the street or the street.

Soils in xeriscape areas should either be altered to fit the plants, or plants selected to fit the soil. Efficient irrigations systems must be planned. Irrigation for xeriscapes zones must be different than for turf zones. Owners should select plants and zones in accordance with the amount of light, wind and moisture in the particular yard area. Organic mulches such as bark chips must be applied at least 3" deep and maintained at all times at least 2" deep. Inorganic mulches such as crushed rock must be applied at least 3" deep and maintained at all times at least 2" deep.

**Turf Grass:** At least 80% of the visible lawn area of the Lot must contain some form of sodded grass. The exact requirement of the turf may vary from property to property and is dependent on the specific plan submitted.

Owners should consider replacing any “thirsty” turf grasses in place such as St. Augustine with turf that has lower water requirements.

Artificial turf is prohibited absent a variance from the ACC, which may be granted or denied in the sole discretion of the ACC. However, the ACC shall have no authority to approve artificial turf in any area between the front-most building line of a Lot and the street.

**Plants:** It is recommended to use plants adapted to the pH soil conditions created by the non-turf materials used. i.e., don’t use acid loving plants along with alkaline crushed limestone covering, whereas acid loving plants would do well with a ground hardwood mulch covering and native plants would do well with limestone or crushed granite. Sickly and dying plants must be promptly removed or replaced.

**Hardscapes, rock, gravel, cactus:** The ACC may prohibit or limit the size and number of hardscape items including boulders. The ACC may prohibit or limit the installation of rock ground cover (including gravel, and crushed stone). The ACC may prohibit or limit installation of cacti.

**Borders:** Non-turf planted areas must be bordered with an approved bordering material to define the xeriscaped area clearly from the turfed areas. Such areas must be kept maintained at all times (plants trimmed and thinned, planted areas weeded, and borders edged) to ensure an attractive appearance. No plants may encroach onto sidewalks, curbs, or streets.

**Safety:** No plant with thorns, spines, or sharp edges may be used within 6' of the sidewalk or street.

**Maintenance:** Xeric landscapes are subject to the same requirements as other landscaping and must be maintained at all times to ensure an attractive appearance. Xeriscape designs are not intended to be “zero maintenance”; in fact they often require more effort than turf throughout the year. Plants must be trimmed, beds must be kept weed-free and borders must be edged. Leaves and other debris must be removed on a regular basis so as to maintain a neat and attractive appearance. Perennials which die back during winter must be cut back to remove dead materials during winter. This includes most ornamental grasses and other flowering perennials which go dormant to the ground in winter.

These Architectural Guidelines are promulgated pursuant to and in accordance with Section 202.007 of the Texas Property Code.

**IT IS FURTHER RESOLVED** these Architectural Guidelines were duly introduced, seconded, and was thereafter adopted at a regular scheduled meeting of the Board of Directors, at which a quorum was present, by a majority vote of the members of the Board of Directors present and eligible to vote on this matter, and shall remain in force and effect until revoked, modified or amended by the Board of Directors. These Architectural Guidelines shall be filed of record in the Official Public Records of Tarrant County, Texas.



Date: June 11, 2023.

**TARRANT OAK RIDGE HOMEOWNERS  
HOMEOWNERS ASSOCIATION, INC.,  
A Texas non-profit corporation**

*Halley Pearce*

By: Halley Pearce

Its: President

# Exhibit A-3

STATE OF TEXAS                   §  
  §  
COUNTY OF TARRANT         §

**TARRANT OAK RIDGE HOMEOWNERS ASSOCIATION, INC.**

**ARCHITECTURAL GUIDELINES FOR THE  
INSTALLATION OF CERTAIN ROOFING MATERIALS**

(As provided in Chapter 202 of the Texas Property Code)

1. Roofing shingles covered by these Architectural Guidelines are exclusively those designed primarily to: (i) be wind and hail resistant; (ii) provide heating and cooling efficiencies greater than those provided by customary composite shingles; or (iii) provide solar generation capabilities (collectively, "*Roofing Shingles*").
  
2. Roofing Shingles allowed under these Architectural Guidelines shall:
  - a. resemble the shingles used or otherwise authorized for use in Oak Ridge Community;
  - b. be more durable than and are of equal or superior quality to the shingles used or otherwise authorized for use in Oak Ridge Community; and
  - c. match the aesthetics of the property surrounding the property of the owner requesting permission to install the Roofing Shingles.
  
3. An owner requesting permission to install the Roofing Shingles will be solely responsible for accrediting, certifying and demonstrating to the Declarant or the Architectural Control Committee that the proposed installation is in full compliance with paragraphs 1 and 2 above.
  
4. Roofing Shingles shall only be installed after receiving the written approval of the Declarant or the Architectural Control Committee.

These Architectural Guidelines are promulgated pursuant to and in accordance with Section 202.011 of the Texas Property Code addressing the Regulation of Certain Roofing Materials.

**IT IS FURTHER RESOLVED** these Architectural Guidelines were duly introduced, seconded, and was thereafter adopted at a regular scheduled meeting of the Board of Directors, at which a quorum was present, by a majority vote of the members of the Board of Directors present and eligible to vote on this matter, and shall remain in force and effect until revoked, modified or amended by the Board of Directors. These Architectural Guidelines shall be filed of record in the Official Public Records of Tarrant County, Texas.

# Exhibit A-4

STATE OF TEXAS                   §  
  §  
COUNTY OF TARRANT         §

**GUIDELINES FOR STANDBY ELECTRIC GENERATORS  
FOR  
TARRANT OAK RIDGE HOMEOWNERS ASSOCIATION, INC.**

**WHEREAS**, Section 202.019 of the Texas Property Code allows owners in a property owners association the limited right to install and operate standby electric generators; and

**WHEREAS**, the Board of Directors ("*Board*") for Tarrant Oak Ridge Homeowners Association, Inc., a Texas non-profit corporation ("*Association*"), has determined that in connection with maintaining the aesthetics and architectural harmony of the community, and to provide clear and definitive guidance regarding standby electric generators therein, it is appropriate for the Association to adopt guidelines regarding standby electric generators within the community.

**NOW, THEREFORE**, the Board has duly adopted the following *Guidelines for Standby Electric Generators* within the community.

1. These guidelines apply to standby electric generators as defined in Section 202.019 of the Texas Property Code. A standby electric generator means a device that converts mechanical energy to electrical energy and is: (1) powered by natural gas, liquefied petroleum gas, diesel fuel, biodiesel fuel, or hydrogen; (2) fully enclosed in an integral manufacturer-supplied sound attenuating enclosure; (3) connected to the main electrical panel of a residence by a manual or automatic transfer switch; and (4) rated for a generating capacity of less than seven kilowatts (collectively, "*Generator*").
2. Generators may not be installed or operated prior to approval by the Association pursuant to the Association's usual and customary policies and procedures set forth in its dedicatory instruments.
3. Generators shall be installed and maintained in compliance with the manufacturer's specifications and applicable governmental health, safety, electrical, and building codes.
4. All liquefied petroleum gas fuel line connections shall be installed in accordance with rules and standards promulgated and adopted by the Railroad Commission of Texas and other applicable governmental health, safety, electrical, and building codes.
5. All fuel (includes natural gas, diesel fuel, biodiesel fuel and hydrogen fuel) and electrical connections shall be installed in accordance with applicable governmental health, safety, electrical, and building codes.

6. Non-integral Generator fuel tanks shall be installed and maintained to comply with applicable municipal zoning ordinances and governmental health, safety, electrical, and building codes.
7. Any Generator and its electrical lines and fuel lines shall be maintained in good condition.
8. Any Generator, including its components, electrical lines, and fuel lines, shall be repaired, replaced, or removed if it becomes deteriorated or unsafe.
9. Generators shall be tested only between the hours of 9:00 a.m. and 6:00 p.m., and only consistent with the manufacturer's recommendations.
10. Other than testing, Generators shall not be used to generate all or substantially all of the electrical power to a residence, except when utility-generated electric power to the residence is not available or is intermittent due to other causes other than nonpayment for utility service to the residence.
11. Generators shall not be placed in the front yard of any residence.
12. A Generator shall be screened if it:
  - a. is visible from the street faced by the dwelling;
  - b. is located in an unfenced side or rear yard of a residence and is visible either from an adjoining residence or from adjoining property owned by the Association; or
  - c. is located in an unfenced side or rear yard fenced by a wrought iron or residential aluminum fence and is visible through the fence either from an adjoining residence or from adjoining property owned by the Association.
13. Generators shall not be placed on property owned or maintained by the Association or owned in common by the Association's members, and no portion of the Generator may encroach on adjacent properties.
14. Generators may be installed only with advance approval of the Architectural Review Committee subject to these guidelines.
15. All electrical, plumbing, and fuel line connections must be installed only by licensed contractors. Licensed craftsmen must be used where required by law. Permits must be obtained where required by law.

**IT IS FURTHER RESOLVED** these Guidelines were duly introduced, seconded, and was thereafter adopted at a regular scheduled meeting of the Board of Directors, at which a quorum was present, by a majority vote of the members of the Board of Directors present and eligible to vote on this matter, and shall remain in force and effect until revoked, modified or amended by the Board of Directors. These Guidelines shall be filed of record in the Official Public Records of Tarrant County, Texas.

Date: June 28, 2023.

**TARRANT OAK RIDGE HOMEOWNERS  
HOMEOWNERS ASSOCIATION, INC.,  
A Texas non-profit corporation**

*Haley Pearce*

By: Haley Pearce

Its: President