

**** Electronically Filed Document ****

Denton County
Cynthia Mitchell
County Clerk

Document Number: 2014-112544
Recorded As : ERX-NOTICE

Recorded On: November 04, 2014
Recorded At: 02:44:54 pm
Number of Pages: 5

Recording Fee: \$42.00

Parties:

Direct- LEWISVILLE WATERS EDGE CONDOMINIUMS
Indirect-

Receipt Number: 1222826
Processed By: Patsy Sallee

***** 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

LEWISVILLE WATER'S EDGE CONDOMINIUMS OWNER'S ASSOCIATION, INC.

SUPPLEMENTAL NOTICE OF FILING OF DEDICATORY INSTRUMENT

STATE OF TEXAS

COUNTY OF DENTON

KNOW ALL MEN BY THESE PRESENTS:

This SUPPLEMENTAL NOTICE OF FILING OF DEDICATORY INSTRUMENT is filed by Lewisville Water's Edge Condominiums Owner's Association, Inc., (the "Association").

WITNESSETH:

WHEREAS, the Association is a property owners association as defined in Section 202.001(2) of the Texas Property Code; and

WHEREAS, The Association is governed by a dedicatory instrument, which covers the property described therein entitled Amended and Restated Declaration of Covenant's, Conditions and Restrictions for Lewisville Water's Edge Condominiums Owner's Association, Inc., filed for record on May 7, 2007, Instrument No. 2007-52791, in the Real Property Records of Denton County, Texas (the "Declaration"), as such may be amended, supplemented and/or corrected from time to time; and

WHEREAS, Section 202.006 of the Texas Property Code requires a property owners association to file the dedicatory instrument in the Real Property Records of each county in which the property to which the dedicatory instrument relates is located; and

WHEREAS, the Association desires to file a Supplemental Notice by adding the instrument attached hereto adopted by the Association.

NOW THEREFORE, the Association files true and correct copies of the following instruments of the Association which are attached hereto:

- 1. LEWISVILLE WATER'S EDGE ARCHITECTURAL CONTROL COMMITTEE GUIDELINES**

Supplemental Notice of Filing of Dedicatory Instrument/Architectural Control Committee Guidelines
Lewisville Water's Edge Condominiums Owner's Association, Inc.

IN WITNESS WHEREOF, the undersigned agent of Lewisville Water's Edge Condominiums Owner's Association, Inc., certifies that, to the best of his knowledge, as of the effective date of this Supplemental Notice of Filing of Dedicatory Instrument that the foregoing instrument are a true and correct copy of the current instrument of the Association.

LEWISVILLE WATER'S EDGE CONDOMINIUMS
OWNER'S ASSOCIATION, INC.

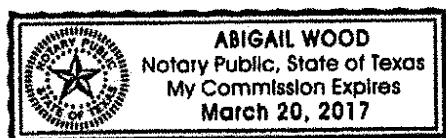
By: *Ronald Corcoran*
Ronald Corcoran
Duly Authorized Agent

STATE OF TEXAS

COUNTY OF Denton

Before me, the undersigned authority, a Notary Public in and for said county and state, on this day personally appeared Ronald Corcoran, a duly authorized agent for Lewisville Water's Edge Condominiums Owner's Association, Inc., known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed, in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 23 DAY OF October, 2014.



Abigail Wood
Notary Public in and for the State of Texas

After Recording Return To:
Essex Association Management, LP
1221 N. I-35E, Suite 112
Carrollton, Texas 75006

Supplemental Notice of Filing of Dedicatory Instrument/Architectural Control Committee Guidelines
Lewisville Water's Edge Condominlurns Owner's Association, Inc.

Lewisville Waters Edge Architectural Control Committee Guidelines

These guidelines are enacted as an addendum to the Rules and Regulation governing Waters Edge Condominiums.

Kayak Storage

Residents are limited to two (2) kayaks on wall storage area
Owners name must be labeled on kayak or provided to an owner Director
Kayaks must be maintained, cleaned and debris removed (Covering preferred)

Bicycle Storage

Bicycle(s) will be stored in garage areas or within unit area
Bicycle(s) must be maintained and cleaned by resident
NO bicycle storage on walkways or front terrace areas

Garage Storage/Tool Cabinets

Cabinet(s) must be of all metal construction
Color requirements: Gray, Black, Gray & Black, Metal finish
Cabinet(s) must be placed against a concrete wall
No wall hanging cabinets
Cabinet(s) width limited to parking stall width
Cabinet(s) must be maintained and cleaned by owner
EXCEPTION: All metal cabinets of any color or style in place as of September 1, 2014 are grandfathered in as compliant.

Security Cameras

Security camera(s) are approved under the following conditions:
Must be wireless
May be placed to monitor front door or personal vehicles only
May not be placed to monitor common areas
No video may be placed on any social media

Satellite Dishes

Must follow Rules and Regulations (Section G: Items 13 & 18)

Screened In Back Terraces

Screened in terrace is allowed under following conditions:
Must be constructed of materials, color and appearance as standard on unit 231
Enclosure must be maintained and cleaned regularly by owner
Owner assumes all maintenance and cleaning within enclosure (example: Owner will be responsible for painting the enclosed walls and inaccessible portions of the railings)

Outside of Garage Parking

Owner Parking outside of the assigned garage area is limited to 12 hours

Common Area Door Entrances and Walkways

All outdoor decorations and furniture must be maintained and cleaned by resident. Faded or damaged items must be removed. Floor and railing areas inhabited by furniture or decorations will be cleaned by resident. Association or Manager reserves the right to determine whether the common area is unsightly or cluttered, and may at their sole discretion request the removal or rearrangement of such items.

Door Decorations - consistent with building architecture and aesthetics

Wall Decorations – consistent with building architecture and aesthetics

Front Screened Doors – Only retractable (no fixed doors) and color coordinated with building

Floor Rugs - consistent with building architecture and aesthetics and no trip hazard

Planters/Pots - consistent with building architecture and aesthetics, replace faded or damaged artificial plants, live plants containers must not cause leakage on walkways, no hanging plants, no plants taller than 7 feet

Furniture - consistent with building architecture and aesthetics, color consistent with buildings (such as earth tones, mild, not bright or attention grabbing), no plastic furniture, no camping style furniture, no storage of furniture.

NO large furniture items against railing

NO furniture will impede wheelchair access on walkways

NO storage of carts in front of units

NO storage of water toys in front of unit

NO storage of bicycles in front of unit

Enforcement of these guidelines will be in accordance with the Rules and Regulations, Part I, Section B. COMPLIANCE and Part II, Section B. FINING RULES AND PROCEDURE.

Affirmation:

On October 3, 2014, there was a meeting of the Board of Directors and the matter regarding the adoption / promulgation of rules and regulations to the “Architectural Control Committee Guidelines” was presented for a vote and unanimously passed by the Board of Directors. This document shall therefore represents a true and correct copy of the current instrument of the Association.

Affirmed this 3rd day of October, 2014

Lewisville Water’s Edge Condominiums Owner’s Association, Inc.
Board of Directors