

Kaufman County
Laura Hughes
County Clerk

Instrument Number: 2022-0024783

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FILED AND RECORDED – REAL RECORDS	CLERKS COMMENTS
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STATE OF TEXAS
COUNTY OF KAUFMAN

I hereby certify that this instrument was filed on the date and time stamped hereon by me and was duly recorded in the Official Public Records of Kaufman County, Texas.

Laura A. Hughes

Laura Hughes, County Clerk

Recorded By: Laura Santos, Deputy

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.

Record and Return To:

HENRY ODDO AUSTIN & FLETCHER PC
1700 PACIFIC AVE STE 2700
DALLAS, TX 75201-4634



AFTER RECORDING, PLEASE RETURN TO:

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

**CERTIFICATE AND MEMORANDUM OF RECORDING OF
DEDICATORY INSTRUMENTS
FOR
HIGHBRIDGE HOMEOWNERS ASSOCIATION, INC.**

**STATE OF TEXAS §
 §
COUNTY OF KAUFMAN §**

The undersigned, as attorney for Highbridge 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 (the “*Property*”), hereby states that the dedicatory instrument attached hereto is a true and correct copy of the following:

- ***Pool Rules; Hours of Operation (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 replaces and supersedes 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, Highbridge Homeowners Association, Inc. has caused this Certificate and Memorandum of Recording of Dedicatory Instruments to be recorded in the Official Public Records of Kaufman County, Texas.

**HIGHBRIDGE HOMEOWNERS
ASSOCIATION, INC.,
a Texas Non-Profit Corporation**



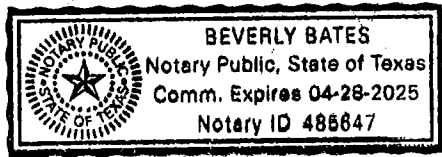
By: _____
Its: Attorney

STATE OF TEXAS §
 §
COUNTY OF DALLAS §

BEFORE ME, the undersigned Notary Public, on this day personally appeared Vinay B. Patel, attorney for Highbridge 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 29th day of June, 2022.



Notary Public, State of Texas

Highbridge Homeowners Association, Inc.

Pool Rules Hours of Operation 10:00 AM till 8:00 PM

The use of the community pool center is exclusively for residents in good standing of the Highbridge Homeowners Association and their guests.

All Annual Assessments must be paid in full prior to use of the pool.

- **WARNING NO LIFEGUARD ON DUTY**
- A Highbridge **pool fob** is required to enter the pool, climbing over the fence or gate is prohibited, Trespassers will be prosecuted
- Only residents of Highbridge and their guests are permitted in the pool area. Only two (2) guests per household.
- Always keep gate completely closed, Do NOT open the gate for anyone, or prop it open
- **NO FOOD OR DRINKS allowed** inside the pool
- Persons with Contagious Disease, Diarrhea, Skin Abrasions or Open Infected Sores will not be allowed in the Pool
- Proper swim attire required, no jeans, cut-offs, street clothes or loose clothing allowed for safety reasons, Babies / toddlers **MUST** wear swim diapers
- Use of floatation devices, rafts or toys must not interfere with other swimmers' use of the pool
- Children 14 and under must be accompanied by an adult over the age of 18
- **NO profanity. NO loud music. NO glass containers. NO smoking. NO alcohol**
- **NO DIVING, RUNNING OR ROUGH PLAY**
- No pets allowed in the pool area unless it is a service animal
- No skateboards, bikes, scooters, or rollerblades inside the pool
- Music must be kept at a non-offensive level
- Members are authorized to expel any person(s) due to disruptive behavior, being underage or lack of an adult member present
- Pick up all trash / belongings when departing pool area for the day
- **IN CASE OF EMERGENCY CALL 911**

It is the responsibility of each resident to see that these rules are enforced to maintain a safe pool area for the use of all concerned. The Board of Directors has the obligation and right to suspend the membership and pool privileges of any member who abuses their privilege or creates a safety hazard.

If you have any questions, please contact your community manager, Ivori Moore, at ivori@legacysouthwest.com or 214-705-1615, Option 6

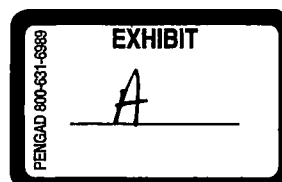


EXHIBIT B

Those tracts and parcels of real property located in the City of Crandall, Kaufman County, Texas and more particularly described as follows:

- All property subject to the **Kingsborough South Master Covenant [Residential]**, recorded under Instrument Number **2018-001925** in the Official Public Records of Kaufman County, Texas and the **Kingsborough South Development Area Declaration [Residential] (Highbridge)**, recorded under Instrument Number **2020-0008657** in the Official Public Records of Kaufman County, Texas, including amendments and supplements thereto; and
- All property subject to the **Final Plats of Highbridge Addition, an Addition to the City of Crandall, Kaufman County, Texas**, according to the Maps/Plats recorded under Instrument Number **2019-0022745 (Phase 1)**, Instrument Number **2020-0032828 (Phase 2)**, and Instrument Number **2021-0013069 (Phase 3)**, as amended or revised and including any replats thereof, in the Map/Plat Records or Official Public Records of Kaufman County, Texas.