

**TENTH SUPPLEMENT TO THE
NOTICES OF FILING OF DEDICATORY INSTRUMENTS
FOR HERITAGE RANCH**

**[Design Guideline Modification to Sidewalks, Walkways and Driveways;
Replacement of Section 4.5 of the Rules and Regulations regarding Food Charges]**

STATE OF TEXAS §
 § **KNOW ALL MEN BY THESE PRESENTS:**
COUNTY OF COLLIN §

THIS TENTH SUPPLEMENT TO THE NOTICE OF FILING OF DEDICATORY INSTRUMENTS FOR HERITAGE RANCH (this "Tenth Supplement") is made this 27th day of March, 2023, by The Homeowners Association of Heritage Ranch, Inc. (the "Association").

WITNESSETH:

WHEREAS, U.S. Home Corporation ("Declarant") prepared and recorded an instrument entitled "First Amended and Restated Declaration of Covenants, Conditions and Restrictions for Heritage Ranch" filed of record on or about March 15, 2001, and refiled on March 20, 2001, as Instrument No. 2001-0029029, at Volume 04879, Page 01570 *et seq.*, of the Real Property Records of Collin County, Texas, as amended and supplemented (the "Declaration"); and

WHEREAS, Section 202.006 of the Texas Property Code provides that a property owners' association must file each dedicatory instrument governing the association that has not been previously recorded in the real property records of the county in which the planned development is located; and

WHEREAS, on or about November 13, 2002, the Association filed a Notice of Filing of Dedicatory Instruments for Heritage Ranch at Volume 05296, Page 04427 *et seq.* of the Real Property Records of Collin County, Texas (the "Notice"); and

WHEREAS, on or about February 4, 2003, the Association filed a "First Supplement to Notice of Filing of Dedicatory Instruments for Heritage Ranch" in Volume 5349, Page 005817 *et seq.* of the Real Property Records of Collin County, Texas (the "First Supplement"); and

WHEREAS, on or about December 23, 2003, the Association filed a Second Supplement to Notice of Filing of Dedicatory Instruments for Heritage Ranch at Volume 5571, Page 000035 *et seq.* of the Real Property Records of Collin County, Texas (the "Second Supplement"); and

WHEREAS, on or about October 22, 2004, the Association filed a First Amendment to Notice of Filing of Dedicatory Instruments for Heritage Ranch at Volume 5780, Page 03187 *et seq.* of the Real Property Records of Collin County, Texas (the "First Amendment"); and

WHEREAS, on or about August 8, 2005, the Association filed a Corrected First Supplement to Notice of Filing of Dedicatory Instruments for Heritage Ranch at Volume 5976,

Page 00016 *et seq.* of the Real Property Records of Collin County, Texas (the “Corrected First Supplement”); and

WHEREAS, on or about November 9, 2005, the Association filed a Third Supplement to Notice of Filing of Dedicatory Instruments for Heritage Ranch at Volume 06042, Page 03874 *et seq.* of the Real Property Records of Collin County, Texas (the “Third Supplement”); and

WHEREAS, on or about October 28, 2009, the Association filed a Second Amendment to Notice of Filing of Dedicatory Instruments for Heritage Ranch as Document No. 20091028001317340 of the Real Property Records of Collin County, Texas (the “Second Amendment”); and

WHEREAS, on or about January 30, 2012, the Association filed a Fourth Supplement to Notice of Filing of Dedicatory Instruments for Heritage Ranch as Document No. 20120130000100000 of the Real Property Records of Collin County, Texas (the “Fourth Supplement”); and

WHEREAS, on or about October 16, 2012, the Association filed a Fifth Supplement to Notice of Filing of Dedicatory Instruments for Heritage Ranch as Document No. 20121016001311940 of the Real Property Records of Collin County, Texas (the “Fifth Supplement”) and

WHEREAS, on or about March 4, 2014, the Association filed a Supplement and Amendment to Notice of Filing of Dedicatory Instruments for Heritage Ranch as Document No. 2014000304000197150 of the Real Property Records of Collin County, Texas (the “Supplement/Amendment”) and

WHEREAS, on or about April 23, 2015, the Association filed a Second Supplement and Amendment to Notice of Filing of Dedicatory Instruments for Heritage Ranch as Document No. 20150423000460620 of the Real Property Records of Collin County, Texas (the “Second Supplement/Amendment”) and

WHEREAS, on or about March 16, 2016, the Association filed an Amendment to Notices of Filing of Dedicatory Instruments for Heritage Ranch as Document No. 20160316000311070 of the Real Property Records of Collin County, Texas (the “Amendment”); and

WHEREAS, on or about March 3, 2017, the Association filed a Supplement and Amendment to Notices of Filing of Dedicatory Instruments for Heritage Ranch as Document No. 20170303000279520 of the Real Property Records of Collin County, Texas (the “Amendment”); and

WHEREAS, on or about March 16, 2018, the Association filed an Amendment to Notices of Filing of Dedicatory Instruments for Heritage Ranch as Document No. 20180316000325960 of the Real Property Records of Collin County, Texas (the “Amendment”); and

WHEREAS, on or about November 7, 2018, the Association filed a Supplement and Amendment to Notices of Filing of Dedicatory Instruments for Heritage Ranch as Document No. 20181107001386440 of the Real Property Records of Collin County, Texas (the "Supplement/Amendment"); and

WHEREAS, on or about December 26, 2019, the Association filed another Supplement and Amendment to Notices of Filing of Dedicatory Instruments for Heritage Ranch as Document No. 20191226001637270 of the Real Property Records of Collin County, Texas (the "2019 Supplement/Amendment"); and

WHEREAS, on or about March 26, 2021, the Association filed a Sixth Supplement to the Notice of Filing of Dedicatory Instruments for Heritage Ranch as Document No. 20210326000604770 of the Real Property Records of Collin County, Texas (the "Sixth Supplement"); and

WHEREAS, on or about May 27, 2021, the Association filed a Seventh Supplement to the Notice of Filing of Dedicatory Instruments for Heritage Ranch as Document No. 202105270010757720 of the Real Property Records of Collin County, Texas (the "Seventh Supplement"); and

WHEREAS, on or about August 27, 2021, the Association filed a Notice of Filing for Heritage Ranch as Document No. 20210827001747540 of the Real Property Records of Collin County Texas (the "2021 Legislative Policies"); and

WHEREAS, on or about May 25, 2022, the Association filed an Eighth Supplement to the Notice of Filing of Dedicatory Instruments for Heritage Ranch as Document No. 2022000083379 of the Real Property Records of Collin County, Texas (the "Eighth Supplement"); and

WHEREAS, on or about November 1, 2022, the Association filed a Ninth Supplement to the Notice of Filing of Dedicatory Instruments for Heritage Ranch as Document No. 2022000159977 of the Real Property Records of Collin County, Texas (the "Ninth Supplement"); and

WHEREAS, the Association desires to again supplement the Notice with the dedicatory instruments attached hereto as **Exhibit "A"** and incorporated herein by reference.

NOW, THEREFORE, the dedicatory instruments attached hereto as **Exhibit "A"** are true and correct copies of the originals and are hereby filed of record in the Real Property Records of Collin County, Texas, in accordance with the requirements of Section 202.006 of the Texas Property Code.

IN WITNESS WHEREOF, the Association has caused this Tenth Supplement to be executed by its duly authorized agent as of the date first above written.

**THE HOMEOWNERS ASSOCIATION
OF HERITAGE RANCH, INC.,**
a Texas non-profit corporation

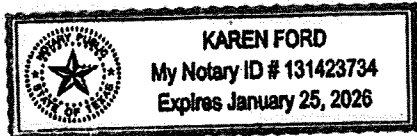
By: *[Signature]*
Name: Ken Chadee
Title: Board President

ACKNOWLEDGMENT

STATE OF TEXAS §
 §
COUNTY OF COLLIN §

BEFORE ME, the undersigned authority, on this day personally appeared Ken Chadee, Board president of The Homeowners Association of Heritage Ranch, Inc., known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that (s)he executed the same for the purposes and consideration therein expressed on behalf of said corporation.

SUBSCRIBED AND SWORN TO BEFORE ME on this 27 day of March 2023.



[Signature]
Notary Public - State of Texas

EXHIBIT "A"

A-1 Design Guidelines Modification to Sidewalks, Walkways and Driveways, Section III, Article B.5, page 10 of 22

A-2 Replace prior Rules and Regulations 4.5 Food Charges

**Design Guidelines Modification to Sidewalks, Walkways and Driveways, Section III.
Article B.5, page 10 of 22**

Driveways and the front entry walkway shall be concrete paved with a medium broom finish, stamped and colored concrete, exposed aggregate concrete or concrete Pavers. Pavers are to be 16" x 8" rectangular or 12" X 12" or 16" X 16" square. Pavers must be a minimum of 2" thick. Colors are to be gray, tan, or other muted Earth tone colors. Black, white, bright or primary colors will not be approved. Epoxy finished coatings are not permitted. All materials require ARC approval.

A four-foot wide concrete sidewalk, located at least five feet from the back of the street curb and a Driveway Apron is provided on residential streets. All Driveway aprons shall be broom finish reinforced concrete. The Apron is the flared area of the driveway that abuts the street curb.

Replacement of Concrete Sidewalks and Driveway Aprons requires ARC approval before work begins. A certification document from the Contractor must accompany the ARC Modification application verifying that the installation of the sidewalk and Apron will comply with the following Guidelines:

Replacement of the sidewalk at the drive way and apron connecting the driveway to the street curb shall be done with 3000 PSI concrete of a color and finish matching the adjacent sidewalks. The concrete shall be a minimum of 4" deep with #4 Reinforcing bars at 18" on center in both directions, and wrapped with wire at each juncture.

The Rebar shall be placed on chairs to center the reinforcing at the middle of the slab. A 1" x 4" wood or asphalt expansion strip shall be installed between the new work and the existing slabs.

At the end of each Rebar where it abuts another slab, a 4" x5/8" hole shall be drilled into the adjacent existing slab and connected to the new reinforcing material with an 8" #4 dowel. The dowel shall be epoxied in place. The concrete sidewalk shall have a broom finish and tooled joints at 4' intervals to match the existing sidewalks.

The ARC and or the Infrastructure Committees shall be notified after the forms and reinforcing material are installed for inspection PRIOR to placement and finishing of the concrete.

The concrete can be poured and finished AFTER the inspection is made and the installation of the reinforcing is approved. Failure to get such inspection prior to concrete placement will result in the removal of the completed work and reinstallation at the owner's expense.

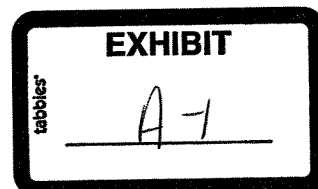
Approved by the Heritage Ranch Board of Directors

David A. Skov

President

1/20/2023

Date



Replace prior Rules and Regulations 4.5 Food Charges

4.5 Food Charges

All food and beverage charges are subject to a service charge and to applicable sales and mixed beverage tax. The HOA Board may, in its sole discretion, impose a minimum monthly, quarterly, semiannual, or annual charge for food and beverage purchases at the Club. The HOA Board may, from time to time, increase or decrease the minimum charge as it deems necessary or advisable.


Each Club Member residence in Heritage Ranch will be assessed a semiannual minimum food and beverage charge of \$300.00 (\$50 per month). The first semiannual period will begin on February 1st and end on July 31st. The second semiannual period will begin on August 1st and end on January 31st the following calendar year.

Each time the Club Member uses food and/or beverage service at the Club, the Club Member must present his or her membership number to the service provider and the service provider will record the transaction in the point-of-sale computer system. This procedure applies to cash or credit transactions. The Club Member is responsible for presenting the membership number and ensuring that the appropriate credit is recorded for the purchase. A record will be kept of the Club Members' food and beverage purchases for each semiannual period. If the food and beverage purchases are less than \$300.00 for any semiannual period, the Club Member will be billed for the difference at the end of that semiannual period with the monthly Heritage Ranch Golf Country Club billing. If the food and beverage purchases are greater than \$300.00, the excess will **not** be applied to the following food minimum period.

Services which will be applied toward the minimum food and beverage charge include food and beverage purchases at the Grill, the Outpost, the Cabana and the Beverage Cart. Also included are the food and beverage portion of cover charges for Club or Association sponsored food and beverage events for Club Members which are held at the Club. The HOA Board, at its discretion, may limit services that apply towards the minimum food and beverage charge. The Board will notify Club Members of any limitations imposed via email blasts, notices included with monthly statements and other methods of communication normally utilized to send notices to Club Members.

Services which will not be applied toward the minimum food and beverage charge include, but are not limited to, golf merchandise, golf green fees or membership fees, facility rental or privately sponsored events.

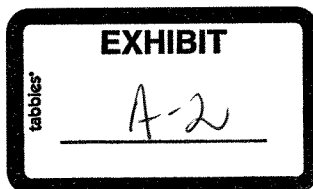
Approved by the Heritage Ranch Board of Directors



President

3/17/23

Date



**Collin County
Honorable Stacey Kemp
Collin County Clerk**

Instrument Number: 2023000032314

eRecording - Real Property

HOMEOWNERS ASSOC DOCS

Recorded On: March 28, 2023 03:33 PM

Number of Pages: 8

" Examined and Charged as Follows: "

Total Recording: \$50.00

******* 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: 2023000032314
Receipt Number: 20230328000585
Recorded Date/Time: March 28, 2023 03:33 PM
User: Amanda J
Station: Station 9

Record and Return To:

Simplifile



**STATE OF TEXAS
COUNTY OF COLLIN**

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 Public Records of Collin County, Texas.

Honorable Stacey Kemp
Collin County Clerk
Collin County, TX