

AFTER RECORDING, PLEASE RETURN TO:

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

**SEVENTEENTH SUPPLEMENTAL
CERTIFICATE AND MEMORANDUM
OF RECORDING OF DEDICATORY INSTRUMENTS FOR
WATERVIEW COMMUNITY ASSOCIATION, INC.**

STATE OF TEXAS §
 §
COUNTY OF DALLAS §

The undersigned, as attorney for the WaterView Community 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 within the WaterView Community in Rowlett, Texas, as set forth on Exhibit "B" attached hereto, hereby states that the dedicatory instrument attached hereto is a true and correct copy of the following:

- ***WaterView Homeowners Association, Inc. - A Board Resolution Establishing Rules for Parking at Broadmoor Estates*** (Exhibit "A").

All persons or entities holding an interest in and to any portion of property within the WaterView community are subject to the foregoing dedicatory instrument.

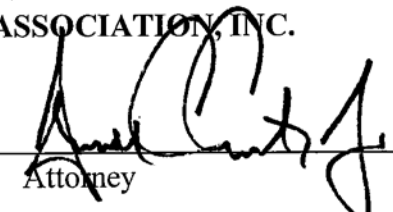
IN WITNESS WHEREOF, the WaterView Community Association, Inc. has caused this Seventeenth Supplemental Certificate and Memorandum of Recording of Dedicatory Instruments to be filed with the Office of the Dallas County Clerk, serves to replace any previously recorded dedicatory instruments covering the same subject matter, and further serves to supplement, only to

the extent necessary, that certain Certificate and Memorandum of Recording of Association Documents for Waterview Community Association, Inc. filed on December 3, 2008, as Instrument No. 20080378811 in the Official Public Records of Dallas County, Texas (the "Certificate"); that certain First Supplemental Certificate and Memorandum of Recording of Association Documents for Waterview Community Association, Inc. filed on June 3, 2009, as Instrument No. 200900157922 in the Official Public Records of Dallas County, Texas the (the "First Supplement"); that certain Second Supplemental Certificate and Memorandum of Recording of Dedicatory Instruments for Waterview Community Association, Inc. filed on December 22, 2011, as Instrument No. 20110 0333233 in the Official Public Records of Dallas County, Texas (the "Second Supplement"); that certain Third Supplemental Certificate and Memorandum of Recording of Dedicatory Instruments for Waterview Community Association, Inc. filed on January 23, 2012, as Instrument No. 201200018756 in the Official Public Records of Dallas County, Texas (the "Third Supplement"); that certain Fourth Supplemental Certificate and Memorandum of Recording of Dedicatory Instruments for Waterview Community Association, Inc. filed on March 21, 2012, as Instrument No. 201200080506 in the Official Public Records of Dallas County, Texas (the "Fourth Supplement"); that certain Fifth Supplemental Certificate and Memorandum of Recording of Dedicatory Instruments for Waterview Community Association, Inc., filed on February 5, 2013, as Instrument No. 201300035417 in the Official Public Records of Dallas County, Texas (the "Fifth Supplement"); that certain Sixth Supplemental Certificate and Memorandum of Recording of Dedicatory Instruments for Waterview Community Association, Inc., filed on April 3, 2013, as Instrument No. 201300102013 in the Official Public Records of Dallas County, Texas (the "Sixth Supplement"); that certain Seventh Supplemental Certificate and Memorandum of Recording of Dedicatory Instruments for Waterview Community Association, Inc., filed on April 29, 2013, as Instrument No.

201300131858 in the Official Public Records of Dallas County, Texas (the “Seventh Supplement”); that certain Eighth Supplemental Certificate and Memorandum of Recording of Dedicatory Instruments for Waterview Community Association, Inc., filed on October 1, 2013, as Instrument No. 201300310918 in the Official Public Records of Dallas County, Texas (the “Eighth Supplement”); that certain Ninth Supplemental Certificate and Memorandum of Recording of Dedicatory Instruments for Waterview Community Association, Inc., filed on November 18, 2013, as Instrument No. 201300355719 in the Official Public Records of Dallas County, Texas (the “Ninth Supplement”); that certain Tenth Supplemental Certificate and Memorandum of Recording of Dedicatory Instruments for Waterview Community Association, Inc., filed on April 22, 2014, as Instrument No. 201400092825 in the Official Public Records of Dallas County, Texas (the “Tenth Supplement”); that certain Eleventh Supplemental Certificate and Memorandum of Recording of Dedicatory Instruments for Waterview Community Association, Inc., filed on May 12, 2014, as Instrument No. 201400116084 in the Official Public Records of Dallas County, Texas (the “Eleventh Supplement”); that certain Twelfth Supplemental Certificate and Memorandum of Recording of Dedicatory Instruments for Waterview Community Association, Inc., filed on November 18, 2014, as Instrument No. 201400295066 in the Official Public Records of Dallas County, Texas (the “Twelfth Supplement”); and that certain Thirteenth Supplemental Certificate and Memorandum of Recording of Dedicatory Instruments for Waterview Community Association, Inc., filed on August 25, 2015, as Instrument No. 201500227319 in the Official Public Records of Dallas County, Texas (the “Thirteenth Supplement”); that certain Fourteenth Supplemental Certificate and Memorandum of Recording of Dedicatory Instruments for Waterview Community Association, Inc., filed on November 17, 2015, as Instrument No. 201500306486 in the Official Public Records of Dallas County, Texas (the “Fourteenth Supplement”); that certain Fifteenth Supplemental Certificate and

Memorandum of Recording of Dedicatory Instruments for Waterview Community Association, Inc., filed on March 8, 2016, as Instrument No. 201600061784 in the Official Public Records of Dallas County, Texas (the "Fifteenth Supplement"); and that certain Sixteenth Supplemental Certificate and Memorandum of Recording of Dedicatory Instruments for Waterview Community Association, Inc., filed on July 7, 2016, as Instrument No. 201600183505 in the Official Public Records of Dallas County, Texas (the "Sixteenth Supplement").

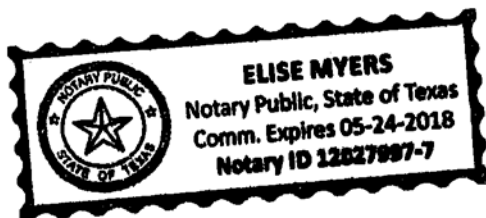
WATERVIEW COMMUNITY
ASSOCIATION, INC.

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 the WaterView Community 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 5th day of August, 2016.



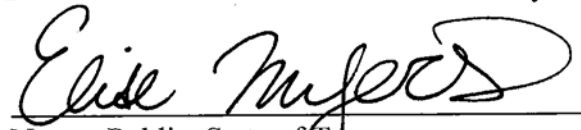

Notary Public, State of Texas

EXHIBIT A

WaterView Community Association, Inc. ("WaterView")

[A Board Resolution Establishing Rules for Parking at Broadmoor Estates]

The Declaration of Covenants, Conditions and Restrictions for The WaterView Community (the "*Declaration*") sets forth use restrictions addressing parking on or within lots. Section 6.4 and Section 9.3 of the Declaration allow for the creation of Neighborhoods and for the imposition of additional covenants and restrictions affecting such Neighborhood. Moreover, under Section 12.1 of the Declaration, certain common area within the WaterView Community may be designated as Exclusive Common Area, reserved for the exclusive use or primary benefit of Owners and occupants within a particular Neighborhood.

Broadmoor Estates was created as a Neighborhood with Exclusive Common Area by the filing of the Supplemental Declaration of Covenants, Conditions and Restrictions for the WaterView Community – Broadmoor Estates Neighborhood – recorded in Volume 2000223, Page 718 of the Official Public Records of Dallas County, Texas (as amended, the "*Broadmoor Supplemental Declaration*").

Article III, Section 3.1 of the Broadmoor Supplemental Declaration imposed additional restrictions on Broadmoor Estates, not found in the Declaration, and reads, in pertinent part, as follows:

Private Streets and Related Facilities – Exclusive Common Area. *The streets within Broadmoor Estates shall be private streets owned by [WaterView] as Exclusive Common Area for the primary benefit of the Owners and occupants of Lots within Broadmoor Estates. [WaterView] may promulgate and enforce rules and restrictions concerning the use of the private streets and other portions of the Exclusive Common Areas within Broadmoor Estates, including, without limitation, speed limits and rules which limit or exclude access into Broadmoor Estates.*

Pursuant to the authority granted the Board of Directors of WaterView, the following are rules adopted by the Board of Directors related to the parking of vehicles within the Exclusive Common Area of Broadmoor Estates:

Parking Rules

1. Conventional vehicles brought into Broadmoor Estates must be parked in garages unless garage space is unavailable due to the size of the vehicle or the number of vehicles corresponding to the same household (whether a resident or a guest). Should the size of the vehicle or the number of vehicles prevent residents or guests from parking in the garage, those vehicles which cannot be parked in the garage shall be parked in the driveway. Conventional vehicles may only be parked on the streets of the Broadmoor Estates Neighborhood on a temporary basis. For purposes

of this rule, the habitual parking of a vehicle on the street overnight is prohibited. Likewise, the storage or parking of a vehicle on the street for over 24 hours shall be prohibited. Also, for purposes of this rule, conventional vehicles shall be passenger automobiles or cars, mini-vans, trucks, sports utility vehicles, or motorcycles. For additional clarity, conventional vehicles are those generally used by individuals on a daily business excluding any vehicles where advertising is displayed thereon or which contain any indicia of being used for business or commercial purposes. Management shall retain sole and absolute discretion in determining whether a vehicle is conventional or whether a vehicle has been parked in violation of this rule.

2. Only motor homes, campers, boats or similar recreational vehicles owned or used by Broadmoor Estates residents or their guests are allowed in the Broadmoor Estates Neighborhood. Any resident wishing to park a recreational vehicle in public view in the Broadmoor Estates Neighborhood must first apply for permission from Management by providing the following information:
 - a. Type of Vehicle;
 - b. The License Plate of such Vehicle;
 - c. The Period of Time, within the parameters set forth in this Rule, that the Vehicle will be parked or stored within the Broadmoor Estates Neighborhood.

Resident must receive prior written approval from Management. Any such approval will be subject to any reasonable restriction or condition contained within Management's approval communication to the resident. Recreational vehicles will not be allowed to remain parked or stored within public view in the Broadmoor Estates Neighborhood for more than two (2) consecutive days.

3. Residents not in compliance with these Parking Rules will be issued a violation notice and shall be subject to the enforcement measures allowed by the Declaration. Residents are responsible for ensuring compliance with the Parking Rules by their guests, including contractors and service providers.

APPROVED by the Board of Directors of the WaterView Community Association, Inc. at a duly convened meeting held on July 25, 2016. These Parking Rules for the Broadmoor Estates Neighborhood are to be effective upon filing with the Office of the Dallas County Clerk.

**WATERVIEW COMMUNITY
ASSOCIATION, INC.**

By: 

President

EXHIBIT B

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

- (a) All lots and tracts of land situated in **WaterView, PHASE 6A, an addition to the City of Rowlett, Dallas County, Texas, according to the Map or Plat thereof recorded in Volume 2000151, Page 2738, Map Records, Dallas County, Texas; and**
- (b) All lots and tracts of land situated in **WaterView, PHASE 6B, an addition to the City of Rowlett, Dallas County, Texas, according to the Map or Plat thereof recorded in Volume 2000151, Page 2741, Map Records, Dallas County, Texas; and**
- (c) All lots and tracts of land situated in **WaterView, PHASE 6C, an addition to the City of Rowlett, Dallas County, Texas, according to the Map or Plat thereof recorded in Volume 2002040, Page 00011, Map Records, Dallas County, Texas.**

Filed and Recorded
Official Public Records
John F. Warren, County Clerk
Dallas County, TEXAS
08/08/2016 09:50:53 AM
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