

AFTER RECORDING, RETURN TO:

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

**STATE OF TEXAS §
 §
COUNTY OF DALLAS §**

**ELECTRONICALLY RECORDED 201000184689
07/20/2010 04:26:35 PM CT 1/7**

**CERTIFICATE OF RESOLUTION OF THE BOARD OF DIRECTORS OF
THE WATERVIEW COMMUNITY ASSOCIATION, INC.
WITH RESPECT TO THE ESTABLISHMENT OF A PARK AREA CURFEW**

WHEREAS, the Board of Directors of the WaterView Community Association, Inc. (the “*Board*”) is the entity responsible for the operation of the WaterView Community Association, Inc. (the “*Association*”) in accordance with and pursuant to that certain Declaration of Covenants, Conditions and Restrictions for The WaterView Community, recorded in Volume 98131, Page 453, *et seq.* of the Official Public Records of Dallas County, Texas, including any amendments thereof or supplements thereto (collectively, the “*WaterView Declaration*”);

WHEREAS, this Resolution shall apply to all entities or individuals who own record title to or any interest in that certain real property located in the City of Rowlett, Dallas County, Texas and more particularly described on Exhibit A attached hereto and incorporated herein for all purposes; and

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WHEREAS, WaterView's Board wishes to establish terms and conditions under which Owners may access and use the Association's park areas, including, but not limited to the playground areas and tennis courts, is to be reviewed and considered by the Board; and

WHEREAS, a meeting of the Board was held on the 28th day of June, 2010, in the City of Rowlett, Dallas County, Texas (the "*Meeting*"); and

WHEREAS, a quorum of the Directors was present at the Meeting; and

WHEREAS, a motion was made that WaterView adopt terms and conditions in determining and establishing reasonable access to the park areas within the WaterView community (the "*Motion*"); and

WHEREAS, the Motion was duly seconded, discussed, and presented for a vote at the Meeting; and

WHEREAS, the Board determined that it was in the best interest of the Association to resolve to adopt the Motion which authorizes the Board to establish rules regarding reasonable access to the park areas, including, but not limited to the playground areas and tennis courts; and

WHEREAS, the members of the Board present at the Meeting, by majority vote, resolved to approve the Motion.


NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS, that the Board has resolved, and does hereby resolve, to adopt rules of reasonable access to the Association's park areas, including, but not limited to the playground areas and tennis courts, for the benefit of the Association and its members. Specifically, the park areas, including, but not limited to the playground areas and tennis courts, are available for the use and enjoyment of WaterView members

only. Members are prohibited from accessing or using the park areas after 11:00 p.m. on Sunday, Monday, Tuesday, Wednesday, and Thursday. Members are prohibited from accessing or using the park areas after 12:00 a.m. (midnight) on Friday and Saturday. Further, Members who access the park areas after the posted hours will be subject to arrest and prosecution. Furthermore, trespassers will be subject to arrest and prosecution.

IT IS, FURTHER RESOLVED, that the Motion shall be effective immediately.

IT IS, FURTHER RESOLVED, that this Resolution shall forthwith be recorded in the Official Public Records of Dallas County, Texas, and shall affect WaterView until otherwise modified or rescinded by the Board.

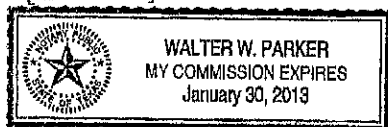
**WATERVIEW COMMUNITY
ASSOCIATION, INC.**

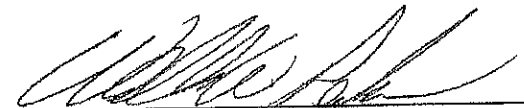
By 
Stephanie Greaux, President

STATE OF TEXAS §
 §
COUNTY OF DALLAS §

This instrument was acknowledged before me on the 13 day of July, 2010, by Stephanie Greaux, President of WaterView Community Association, Inc., a Texas non-profit corporation, on behalf of said corporation.

[SEAL]




Notary Public, State of Texas

**CERTIFICATE OF RESOLUTION OF THE BOARD OF DIRECTORS OF
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EXHIBIT A

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

- (a) All real property subject to the Declaration of Covenants, Conditions and Restrictions for The WaterView Community, executed by Snapdragon Properties Associates, L.P., as Declarant, recorded on July 7, 1998, in Volume 98131, Page 00453, *et seq.*, in the Real Property Records of Dallas County, Texas, and any other applicable refilings or replatings thereof or amendments, corrections or supplements thereto; and
- (b) All lots and tracts of land situated in **WaterView, PHASE ONE, an addition to the City of Rowlett, Dallas County, Texas, according to the Map or Plat thereof recorded in Volume 98203, Page 10, Map Records, Dallas County, Texas; and**
- (c) All lots and tracts of land situated in **WaterView, PHASE TWO, an addition to the City of Rowlett, Dallas County, Texas, according to the Map or Plat thereof recorded in Volume 98203, Page 9, Map Records, Dallas County, Texas; and**
- (d) All lots and tracts of land situated in **WaterView, PHASE THREE, an addition to the City of Rowlett, Dallas County, Texas, according to the Map or Plat thereof recorded in Volume 98203, Page 8, Map Records, Dallas County, Texas; and**
- (e) All lots and tracts of land situated in **WaterView, PHASE 4A, an addition to the City of Rowlett, Dallas County, Texas, according to the Map or Plat thereof recorded in Volume 99083, Page 88, Map Records, Dallas County, Texas; and**
- (f) All lots and tracts of land situated in **WaterView, PHASE 4B, an addition to the City of Rowlett, Dallas County, Texas, according to the Map or Plat thereof recorded in Volume 99137, Page 723, Map Records, Dallas County, Texas; and**
- (g) All lots and tracts of land situated in **WaterView, PHASE 5A, an addition to the City of Rowlett, Dallas County, Texas, according to the Map or Plat thereof recorded in Volume 99191, Page 423, together with a replat thereof recorded in Volume 2000097, Page 908, Map Records, Dallas County, Texas; and**
- (h) All lots and tracts of land situated in **WaterView, PHASE 5B, an addition to the City of Rowlett, Dallas County, Texas, according to the Map or Plat thereof recorded in Volume 2000151, Page 2744, Map Records, Dallas County, Texas; and**
- (i) All lots and tracts of land situated in **WaterView, PHASE 5C, an addition to the City of Rowlett, Dallas County, Texas, according to the Map or Plat thereof**

**recorded in Volume 2001129, Page 01092, Map Records, Dallas County, Texas;
and**

- (j) All lots and tracts of land situated in WaterView, PHASE 5D, an addition to the City of Rowlett, Dallas County, Texas, according to the Map or Plat thereof recorded in Volume 2000093, Page 03565, Map Records, Dallas County, Texas;
and**
- (k) 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**
- (l) 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**
- (m) 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;
and**
- (n) All lots and tracts of land situated in WaterView, PHASE 7, an addition to the City of Rowlett, Dallas County, Texas, according to the Map or Plat thereof recorded in Volume 2001001, Page 143, Map Records, Dallas County, Texas;
and**
- (o) All lots and tracts of land situated in WaterView, PHASE 8A, an addition to the City of Rowlett, Dallas County, Texas, according to the Map or Plat thereof recorded in Volume 2001058, Page 00111, Map Records, Dallas County, Texas;
and**
- (p) All lots and tracts of land situated in WaterView, PHASE 8B, an addition to the City of Rowlett, Dallas County, Texas, according to the Map or Plat thereof recorded in Volume 2002229, Page 102, Map Records, Dallas County, Texas;
and**
- (q) All lots and tracts of land situated in WaterView, PHASE 8C, an addition to the City of Rowlett, Dallas County, Texas, according to the Map or Plat thereof recorded in Volume 2003102, Page 68, Map Records, Dallas County, Texas; and**

- (r) All lots and tracts of land situated in **WaterView, PHASE 9, an addition to the City of Rowlett, Dallas County, Texas, according to the Map or Plat thereof recorded in Volume 2004019, Page 89, Map Records, Dallas County, Texas; and**
- (s) All lots and tracts of land situated in **WaterView, PHASE 10, an addition to the City of Rowlett, Dallas County, Texas, according to the Map or Plat thereof recorded in Volume 2001076, Page 02955, Map Records, Dallas County, Texas; and**
- (t) All lots and tracts of land situated in **WaterView, PHASE 11A, an addition to the City of Rowlett, Dallas County, Texas, according to the Map or Plat thereof recorded in Volume 2001076, Page 02961, Map Records, Dallas County, Texas; and**
- (u) All lots and tracts of land situated in **WaterView, PHASE 11B, an addition to the City of Rowlett, Dallas County, Texas, according to the Map or Plat thereof recorded in Volume 2001058, Page 00114, Map Records, Dallas County, Texas; and**
- (v) All lots and tracts of land situated in **WaterView, PHASE 12, an addition to the City of Rowlett, Dallas County, Texas, according to the Map or Plat thereof recorded in Volume 2001076, Page 02959, Map Records, Dallas County, Texas; and**
- (w) All lots and tracts of land situated in **WaterView, PHASE 13, an addition to the City of Rowlett, Dallas County, Texas, according to the Map or Plat thereof recorded in Volume 2002229, Page 104, Map Records, Dallas County, Texas; and**
- (x) All lots and tracts of land situated in **WaterView, PHASE 14, an addition to the City of Rowlett, Dallas County, Texas, according to the Map or Plat thereof recorded in Volume 2004221, Page 208, Map Records, Dallas County, Texas; and**
- (y) All lots and tracts of land situated in **Villas at WaterView, PHASE 1, an addition to the City of Rowlett, Dallas County, Texas, according to the Map or Plat thereof recorded in Volume 98158, Page 00608, Map Records, Dallas County, Texas; and**
- (z) All lots and tracts of land situated in **Villas at WaterView, PHASE 2, an addition to the City of Rowlett, Dallas County, Texas, according to the Map or Plat thereof recorded in Volume 98158, Page 00609, Map Records, Dallas County, Texas; and**

- (aa) All lots and tracts of land situated in **Villas at WaterView, PHASE 3, an addition to the City of Rowlett, Dallas County, Texas, according to the Map or Plat thereof recorded in Volume 98158, Page 00612, Map Records, Dallas County, Texas.**

**Filed and Recorded
Official Public Records
John F. Warren, County Clerk
Dallas County, TEXAS
07/20/2010 04:26:35 PM
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