

STATE OF TEXAS  
COUNTY OF DALLAS

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§  
§

**RESOLUTION OF THE BOARD OF DIRECTORS OF  
THE WATERVIEW COMMUNITY ASSOCIATION, INC.**

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 on July 7, 1998, in Volume 98131, Page 00453, *et seq.*, of the Official Public Records of Dallas County, Texas (the "Declaration"); and

WHEREAS, the Board has previously adopted policies pertaining to collection of assessments, payment plans, and the enforcement of restrictive covenants and rules of the Association; and

WHEREAS, a meeting of the Board was held on the 27<sup>th</sup> day of February, 2012 (the "Meeting"); and

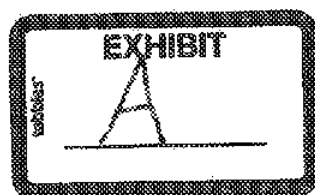
WHEREAS, a quorum of the Directors was present at the Meeting; and

WHEREAS, the Board desires to specifically authorize the community manager to take certain actions and exercise discretion in implementing and carrying out the foregoing policies; and

WHEREAS, the Board determined that it was in the best interests of the Association to resolve to authorize the community manager to review, accept, reject, and submit counter-offers with respect to any request for a payment plan submitted by a Member of the Association; to review,

**RESOLUTION OF THE BOARD OF DIRECTORS OF THE  
WATERVIEW COMMUNITY ASSOCIATION, INC.**

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accept, reject and submit counter-offers with respect to any request submitted by a Member of the Association to waive late fees, interest, fines and any cost of collection that may not be an expense of the Association; to make decisions with respect to all actions necessary in pursuing the collection of delinquent assessments or any other amount owing the Association; and to make decisions with respect to all actions necessary to pursue enforcement or resolution of any violation of the Declaration, including any rules, regulations, policies or guidelines of the Association.

**NOW, THEREFORE, KNOW ALL PERSONS BY THESE PRESENTS** that the Board has resolved and does hereby resolve to authorize the community manager to review, accept, reject, and submit counter-offers with respect to any request for a payment plan submitted by a Member of the Association; to review, accept, reject and submit counter-offers with respect to any request submitted by a Member of the Association to waive late fees, interest, fines and any cost of collection that is not an expense of the Association; to make decisions with respect to all actions necessary in pursuing the collection of delinquent assessments or any other amount owing the Association; and to make decisions with respect to all actions necessary to pursue enforcement or resolution of any violation of the Declaration, including any rules, regulations, policies or guidelines of the Association.

**IT IS FURTHER RESOLVED**, that this authorization is effective as of the February 27, 2012, shall continue until such time as it is revoked or modified by Resolution of the Board, and all prior actions consistent with this Resolution are hereby ratified and approved for all purposes.

**WATERVIEW COMMUNITY  
ASSOCIATION, INC.**

By:  \_\_\_\_\_, President

Resolution - Management Authority.wpd

**RESOLUTION OF THE BOARD OF DIRECTORS OF THE  
WATERVIEW COMMUNITY ASSOCIATION, INC.**

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AFTER RECORDING, PLEASE RETURN TO:

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

**FOURTH 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 with 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:

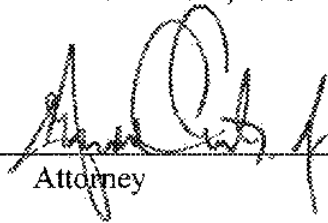
- ***Resolution of the Board of Directors of the WaterView Community Association, Inc.*** (Exhibit "A").

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 Fourth Supplemental Certificate and Memorandum of Recording of Dedicatory Instruments to be filed with the Office of the Dallas County Clerk, and serves to supplement 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, 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, that certain Second Supplemental Certificate and Memorandum of Recording of Association Documents for Waterview Community Association, Inc. filed on December 22, 2011, as Instrument No. 201100333233 in the Official Public Records of Dallas County, Texas; and that certain Third Supplemental Certificate and Memorandum of Recording of Association Documents for Waterview Community Association, Inc. filed on January 23, 2012,, as Instrument No. 201200018756 in the Official Public Records of Dallas County, Texas.

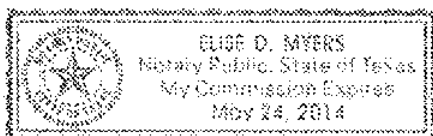
**WATERVIEW COMMUNITY  
ASSOCIATION, INC.**

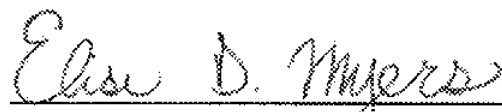
By:   
Its: Attorney

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 21<sup>st</sup> day of March, 2012.



  
Notary Public, State of Texas

## **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 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  
03/21/2012 03:19:10 PM  
\$48.00  
201200080506**

