

EXECUTED this 4TH day of November, 2021

CRESCENT SPRINGS RANCH HOMEOWNER'S ASSOCIATION, INC.,
A Texas non-profit corporation

By: 

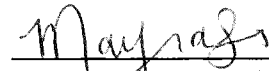
Jerome K. Williams, President
Crescent Springs Ranch Homeowner's Association, Inc.

STATE OF TEXAS

§

COUNTY OF TARRANT

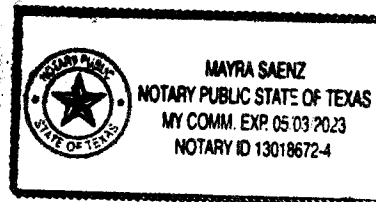
This instrument was acknowledged before me on the 4 day of November 2021, by Jerome K. Williams, authorized representatives of CRESCENT SPRINGS RANCH HOMEOWNER'S ASSOCIATION, INC., a Texas nonprofit corporation, on behalf of said corporation.



Notary Public in and for the State of Texas

After Recording, Return to:

Manning & Meyers, Attorneys at Law
4340 N. Central Expressway, Suite 200
Tarrant, TX 75206



**ARCHITECTURAL CONTROL COMMITTEE
CRESCENT SPRINGS RANCH HOMEOWNER'S ASSOCIATION, INC.**

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

This Dedicatory Instrument of Crescent Springs Ranch Homeowners Association, Inc. (the "Amendment") is made effective as of the date of its filing in the real property records of Tarrant County, Texas by Crescent Springs Ranch Homeowners Association, Inc. (the "Association").

WITNESSETH:

WHEREAS, the Declaration of Covenants, Conditions and Restrictions for Crescent Springs Ranch Homeowners Association, Inc., Executed by Crescent Springs Ranch Partners, Ltd., a Texas limited partnership, as Declarant, was recorded at Instrument Number D204392569 in the Real Property Records of Tarrant County, Texas, including any amendments thereof, additions, annexations and supplements thereto and entitled "Declaration of Covenants, Conditions, and Restrictions for Crescent Springs Ranch" (the "Declaration") subjected to the scheme of development therein that certain land located in Tarrant County, Texas and described in the Declaration;

WHEREAS, Bylaws were adopted for the Association and are entitled "Bylaws of Crescent Springs Ranch Homeowners Association, Inc." (the "Bylaws"); and

WHEREAS, The First Amendment to the Bylaws of Crescent Springs Ranch Homeowners Association were adopted by the Association and were filed in the Tarrant County Clerk's Office on February 16, 2016 at Instrument Number D216030833 and entitled "First Amendment to the Bylaws Crescent Springs Ranch Homeowners Association, Inc." (the "Bylaws"); and

WHEREAS, Pursuant to Article III, Section 3.01 of the Bylaws of the Association, the affairs of the Association shall be managed by the Board of Directors, who may exercise all powers of the Association and do all lawful acts and things as are not by statute, the Declaration, the Articles of Incorporation or the Bylaws directed to or required to be exercised or done by the members.

WHEREAS, Article IX, Section 9.4 of the Declaration of the Association states in pertinent part:

*"Section 9.4. Extent of Members' Easement in the Common Properties.
Each Member shall have a right and easement of access, use and enjoyment in and to the Common properties which is subject to the following:*

Section 9.4.1 The right of the Association to prescribe regulations governing the use, operation and maintenance of the Common Properties."

WHEREAS, Article XI, Section 11.1.9 of the Declaration of the Association states in pertinent part:

“Making reasonable rule and regulations for the operation of the Common Properties and amend them from time to time, provided that any rule or regulation may be amended or repealed by the vote of at least sixty percent (60%) of those Members present, in person or by proxy, at a meeting called for such purpose (without limiting the generality of the foregoing language, the rules and regulations may provide for limitations on use of the Common Properties during certain periods by youthful persons, visitors or otherwise).”

WHEREAS, Article XI, Section 11.1.11 of the Declaration of the Association states in pertinent part:

“Enforcing the provisions of this Declaration, the Design Guidelines, any Community-Wide Standard, and any rules made hereunder, and to enjoining and seeking damages from any Owner for violation of such provisions or rules.”

RESOLVED: that, pursuant to the provisions of The Texas Property Code, and that certain Declaration of Covenants, Conditions and Restrictions for Crescent Springs Ranch Homeowners Association, Inc., Executed by Crescent Springs Ranch Partners, Ltd., a Texas limited partnership, as Declarant, was recorded at Instrument Number D204392569 in the Real Property Records of Tarrant County, Texas, including any amendments thereof, additions, annexations and supplements thereto and entitled “Declaration of Covenants, Conditions, and Restrictions for Crescent Springs Ranch” (the “**Declaration**”), and the Bylaws of the Association, the Board of Directors of the Association hereby adopt the following Policy:

Crescent Springs Ranch Homeowner's Association

Clubhouse Rental and Use Policy

The clubhouse may be rented or used by Crescent Springs Ranch ("CSR") Association members that are in good standing with the Association. Homeowners are required to submit a fully executed Clubhouse Rental Application and obtain Board approval before each use.

The following guidelines apply to rental of the Clubhouse:

1. A homeowner may only rent the Clubhouse a maximum of two times per month.
2. A homeowner must be in good standing with the Association prior to rental. This means that the owner must not owe any delinquent amounts and must not have any outstanding violations.
3. A homeowner must submit a completed Clubhouse Rental Application at least 3 weeks in advance to the Association Board and or Property Management Company.
4. A homeowner must provide at least two proposed rental dates on the application.
5. The Clubhouse can be rented for a minimum of 2 hours and a maximum of 8 hours.
6. All renters of the Clubhouse must pay a \$200 damage deposit which is refundable after the rental if the facility is returned undamaged, cleaned, and presented back to the state in which it was originally received.
7. The hourly rental rate is \$35 an hour.

Owners may rent the Clubhouse for the following reasons (this list is not exhaustive):

- Baby showers
- Birthday parties
- Bridal showers
- Family gatherings
- Graduation celebrations
- Other activities that the CSR Board of Directors deem appropriate

The clubhouse may not be rented out for (this list is not exhaustive):

- Use as a fitness center or gym.
- Use as a bingo hall or gambling hall.
- Any activity for profit to an individual or group (including garage sales).
- Any other activities where the HOA Board of Directors deem that the entire CSR Association membership cannot benefit from a proposed activity or event as a whole.
- Events that could threaten the health or safety of an owner or guest.
- Events that display graphics or language that would be offensive to the ordinary person.

This policy is effective upon recordation in the Public Records of Tarrant County, Texas. All other provisions contained in the Declaration, or any other dedicatory instrument of the Association, shall remain in full force and effect. A copy of the Clubhouse Rental Agreement is attached hereto as Exhibit A.

Exhibit A

**Crescent Springs Ranch Homeowner's
Association, Inc.**

Clubhouse Rental and Release Agreement

IN CONSIDERATION FOR CRESCENT SPRINGS RANCH HOMEOWNER'S ASSOCIATION, INC. (THE "ASSOCIATION") ALLOWING ME EXCLUSIVE USE OF THE ASSOCIATION'S CLUBHOUSE, EQUIPMENT AND FURNISHINGS THEREIN (HERINAFTER, THE "CLUBHOUSE") I/WE THE UNDERSIGNED AGREE TO THE FOLLOWING CONDITIONS:

The date and time of the function is:

Date: _____ Start Time: _____ End Time: _____

Backup date and time (a/k/a second choice):

Date: _____ Start Time: _____ End Time: _____

1. The function will be attended by not more than 50 people (unless an exception is made by the HOA Board .
2. The fee for the use of the clubhouse is \$35 per hour. The Clubhouse can be rented for a minimum of 2 hours and a maximum of 8 hours. This rental fee is due and payable upon submission of the agreement.

The rental of the clubhouse will not be used for any of the following (this list is not exhaustive):

- Use as a fitness center or gym.
- Use as a bingo hall or gambling hall.
- Any activity for profit to an individual or group (including garage sales).
- Any other activities where the HOA Board of Directors deem that the entire CSR Association membership cannot benefit from a proposed activity or event as a whole.
- Events that could threaten the health or safety of an owner or guest.
- Events that display graphics or language that would be offensive to the ordinary person.

In doing so will cause the forfeit of your deposit and may affect your ability for future events.

Initial _____

3. A deposit in the amount of two hundred and no/100 dollars (\$200.00) is due and payable upon submission of this agreement. I understand and agree that this deposit will be used to pay for cleaning and any and all damages resulting to the Clubhouse, its contents, or any other portion on the Clubhouse property, from my actions or any actions of persons present attending or in any other way related to my function. I understand that any charges made against my deposit will be explained. If the costs of repairs or cleaning exceed the amount of my deposit, I agree to pay the Association the full costs of all repairs and/or cleaning within ten (10) days of receipt of a written explanation of the damages and a bill from the Association for such repairs. If I am a member of the Association, I agree that all costs, fees and expenses incurred by the Association as a result of the use of the Clubhouse constitute a lien against my home and shall be fully collectible as such as provided for in the Association's governing documents. Subject to any deductions provided for herein, the deposit will be refunded in whole or in part by mail.

Exhibit A

_____Initial

4. If I am a tenant of a member of the Association, I expressly agree to be personally responsible for all deposits, fees and expenses incurred by the Association. I further agree that all such amounts shall be fully collectable from me and agree to pay all costs of collection, including attorney's fees, should it be necessary for the Association to use legal counsel to collect such *amounts*.
5. I am in good standing with the Association. I do not owe any delinquent amounts and do not have any outstanding violations.
6. I agree to indemnify and hold harmless the Association, its officers, directors, employees, agents and members (past, present and future) from any and all charges, claims, costs, causes of action, damages and liability (including but not limited to attorney's fees) for any claim or injury to either person or property suffered by me, my family members, employees, agents, servants, guests, invitees, any member of the Association or any other person which arise from or are in any way related to the above function.
7. I assume all responsibility, risks, liabilities and hazards incidental to the activities applied for (including but not limited to the serving of alcoholic beverages) and hereby release and forever discharge the Association, its officers, directors, employees, agents and members (past, present and future) from any and all claims, costs, causes of actions and liability for personal injury or death and damage to or destruction of property arising from my use of the Clubhouse and its appurtenances.
8. I am at least twenty-one (21) years of age and will be attendance at my function. I hereby agree and represent that the Clubhouse will be used for lawful purposes only, that it will not be used for commercial (i.e. for profit) activities, and that if any conduct at the function I am sponsoring violates this agreement or federal, state or local laws or ordinances, my right to use the Clubhouse under this agreement shall be terminated and the Association shall have the right to take possession of the Clubhouse and instruct my guests to leave the property. I understand that I am to remain on the Clubhouse premises for the total duration of the rental period.
Initial_____
9. In the event of cancellation of my reservation ninety-six (96) hours or more before the rental date, the rental fee and deposit will be refunded in full. Cancellation after this time period will result in the forfeit of my full rental payment and return of my deposit.
10. Changes to the date and/or time of the event are subject to availability and must be made within ninety-six (96) hours or more before the rental date.
11. I agree to abide by all rules governing the use of the Clubhouse including:
 - Parking: Vehicles parked on the street must not impede the flow of traffic or block a homeowners entry way into their residence. Cars that do impede entry may be towed at the car owner's expense. Please be sure that you convey this to your guests who are coming to your event. If your party ends after 11:00pm please remember that this is "quiet time" in the neighborhood and depart with minimal noise and disruption.
 - Decorations may not be secured to the walls with push pins, nails, or any adhesive that will damage the paint. Decorations may not be hung from the ceiling fans or on the tv screen.
 - Items rented for or delivered to your event (such as catering equipment, bounce houses, etc.) must be delivered to and removed from the Clubhouse during the time period you have rented.

Exhibit A

- Alcohol and alcoholic beverages usage are prohibited, and I agree that Alcohol will NOT be served nor consumed inside and outside the clubhouse by me or my guest during the rental period. _____ initial.

The Association assumes no liability for items left at the Clubhouse.

12. I agree and acknowledge that I must have my event completed and the Clubhouse cleaned (including returning all furniture to its original location and any folding chairs/tables returned to storage) by the end time of my rental agreement which is: (the time)_____ Initial_____.
13. I agree that should my event not be completed, or close to completion by the rental agreement end time, the monitor has the right to take possession of the Clubhouse and instruct me to leave and some or all of my \$200.00 deposit may be forfeited. Initial_____.
14. I understand that my reservation of the Clubhouse on the aforementioned date will not be confirmed nor will this agreement be binding until such time as this agreement has been executed by me and by the Association and the necessary fees paid. Initial_____.
15. I have carefully read this agreement and understand its terms and agree to be bound thereby.
16. I understand the Clubhouse is under 24-hour video surveillance.

Exhibit A

Homeowner Signature

Printed Name

Homeowner Address in Crescent Springs Ranch

Phone Number

Submit this application to the following email address: www.crespin@ciramail.com

**CERTIFICATE FOR
RECORDATION OF DEDICATORY INSTRUMENT OF
CRESCENT SPRINGS RANCH HOMEOWNER'S ASSOCIATION, INC.**

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

WHEREAS, Section 202.006 of the Texas Property Code requires that "A property owners' association shall file its dedicatory instruments in the real property records of each county in which the property to which the dedicatory instruments relate is located."; and

WHEREAS, CRESCENT SPRINGS RANCH HOMEOWNER'S ASSOCIATION, INC., a Texas nonprofit corporation (the "Association") desires to comply with Section 202.006 by filing of record in the real property records of Tarrant County, Texas, the attached instrument; and

WHEREAS, the attached instrument constitutes a "dedicatory instrument" as defined by Section 202.001 of the Texas Property Code; and

WHEREAS, the Declaration of Covenants, Conditions and Restrictions for Crescent Springs Ranch Homeowners Association, Inc., Executed by Crescent Springs Ranch Partners, Ltd., a Texas limited partnership, as Declarant, was recorded at Instrument Number D204392569 in the Real Property Records of Tarrant County, Texas, including any amendments thereof, additions, annexations and supplements thereto and entitled "Declaration of Covenants, Conditions, and Restrictions for Crescent Springs Ranch" (the "Declaration") subjected to the scheme of development therein certain land located in Tarrant County, Texas;

WHEREAS, Crescent Springs Ranch Homeowner's Association, Inc. is governed by Bylaws filed in the Real Property Records of Tarrant County, Texas including any amendments thereof and supplements thereto;

NOW THEREFORE, the undersigned authorized representative of the Association hereby executes this Certificate to effect the recording of the dedicatory instrument attached hereto on behalf of the Association.

[signature page follows]

EXECUTED this 4TH day of November, 2021

CRESCENT SPRINGS RANCH HOMEOWNER'S ASSOCIATION, INC.,
A Texas non-profit corporation

By: 

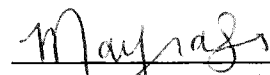
Jerome K. Williams, President
Crescent Springs Ranch Homeowner's Association, Inc.

STATE OF TEXAS

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COUNTY OF TARRANT

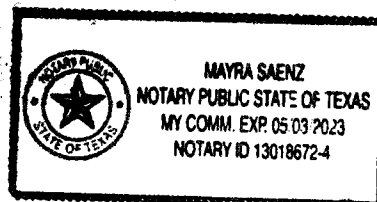
This instrument was acknowledged before me on the 4 day of November 2021, by Jerome K. Williams, authorized representatives of CRESCENT SPRINGS RANCH HOMEOWNER'S ASSOCIATION, INC., a Texas nonprofit corporation, on behalf of said corporation.



Notary Public in and for the State of Texas

After Recording, Return to:

Manning & Meyers, Attorneys at Law
4340 N. Central Expressway, Suite 200
Tarrant, TX 75206



**ARCHITECTURAL CONTROL COMMITTEE (now known as the Architectural
Review Authority)
CRESCENT SPRINGS RANCH HOMEOWNER'S ASSOCIATION, INC.**

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

This Dedicatory Instrument of Crescent Springs Ranch Homeowner's Association, Inc. (the "Amendment") is made effective as of the date of its filing in the real property records of Tarrant County, Texas by Crescent Springs Ranch Homeowners Association, Inc. (the "Association").

WITNESSETH:

WHEREAS, the Declaration of Covenants, Conditions and Restrictions for Crescent Springs Ranch Homeowners Association, Inc., Executed by Crescent Springs Ranch Partners, Ltd., a Texas limited partnership, as Declarant, was recorded at Instrument Number D204392569 in the Real Property Records of Tarrant County, Texas, including any amendments thereof, additions, annexations and supplements thereto and entitled "Declaration of Covenants, Conditions, and Restrictions for Crescent Springs Ranch" (the "Declaration") subjected to the scheme of development therein that certain land located in Tarrant County, Texas and described in the Declaration;

WHEREAS, Bylaws were adopted for the Association and are entitled "Bylaws of Crescent Springs Ranch Homeowner's Association, Inc." (the "Bylaws"); and

WHEREAS, The First Amendment to the Bylaws of Crescent Springs Ranch Homeowner's Association were adopted by the Association and were filed in the Tarrant County Clerk's Office on February 16, 2016 at Instrument Number D216030833 and entitled "First Amendment to the Bylaws Crescent Springs Ranch Homeowners Association, Inc." (the "Bylaws"); and

WHEREAS, Pursuant to Article III, Section 3.01 of the Bylaws of the Association, the affairs of the Association shall be managed by the Board of Directors, who may exercise all powers of the Association and do all lawful acts and things as are not by statute, the Declaration, the Articles of Incorporation or the Bylaws directed to or required to be exercised or done by the members.

WHEREAS, Article III of the Declaration of the Association states in pertinent part:

"Section 3.1. Review Authority...

(b) Architectural Control Committee. Upon Declarant's delegation or upon expiration or termination of Declarant's rights under this Article, the Association, acting through the ACC, shall assume jurisdiction over architectural matters. The ACC shall consist of at least three persons. Members of the ACC need not be Members of the Association or representative of Members, and may, but need not, include architects, engineers, or similar professionals, who may be compensated in such manner and amount, if any, as the Board may establish. The ACC members shall be designated, shall serve, and may be removed and replaced in the Board's discretion...

Section 3.4. Standards. The Reviewer shall have sole discretion with respect to taste, design and all standards specified herein. One objective of the Reviewer is to prevent unusual, radical, curious, odd, bizarre, peculiar or irregular structures from being built on the Property. The Reviewer shall have the authority to interpret and amend the Design Guidelines, subject to Declarant approval for so long as Declarant or any Builder owns any portion of the Property and, thereafter, subject to the approval of the Board. The Reviewer may from time to time publish and promulgate bulletins regarding architectural standards, which shall be fair, reasonable and uniformly applied and shall carry forward the spirit and intention of this Declaration."

RESOLVED: that, pursuant to the provisions of The Texas Property Code, and that certain Declaration of Covenants, Conditions and Restrictions for Crescent Springs Ranch Homeowners Association, Inc., Executed by Crescent Springs Ranch Partners, Ltd., a Texas limited partnership, as Declarant, was recorded at Instrument Number D204392569 in the Real Property Records of Tarrant County, Texas, including any amendments thereof, additions, annexations and supplements thereto and entitled "Declaration of Covenants, Conditions, and Restrictions for Crescent Springs Ranch" (the "**Declaration**"), and the Bylaws of the Association, the Board of Directors of the Association hereby adopt the following Policies:

Crescent Springs Ranch Homeowner's Association

Board Resolution Regarding Temporary/Portable Basketball Goals

Temporary or portable basketball goal are allowed within our community without violating Article II Section 2.5 of the Declaration, subject to Board approval and the following guidelines.

It is the policy that homeowners must submit an Architect Modification Request Form and obtain Board approval before a basketball goal can be installed. All basketball goals must meet the following guidelines:

1. One temporary/portable standard size basketball goal ONLY is allowed per Lot. The goal cannot be affixed to any home, structure, building, or fence or set into the ground with cement and/or the like.
2. The basketball goal must be entirely on the homeowners Lot during usage. It is a violation if it protrudes over the sidewalk from the driveway, is in a public walkway or be in the street for usage. It also must be 10 feet from the curb line.
3. It must be placed on the side of the house when not in use.
4. The basketball goal must be kept in good repair (example: no cracks, missing pieces on the goal backboard, all basketball goals must have nets, the net must be free from unsightly wear and tear, etc.)
5. The basketball goal must have a net (chains are not permitted).
6. The basketball goal must be maintained in an upright position at all times (not laying over, leaning, etc.)
7. No in ground basketball goals. No basketball goals may be attached to roofs.

This policy is effective upon recordation in the Public Records of Tarrant County, Texas. All other provisions contained in the Declaration, or any other dedicatory instrument of the Association shall remain in full force and effect.

This is to certify that the foregoing Policy was adopted by the Board at a meeting of the same held NOV. 4TH, 2021, and has not been modified, rescinded, or revoked.


Name: Jerome K. Williams

Title: President

Crescent Springs Ranch Homeowner's Association

Crescent Springs Ranch Homeowner's Association

Board Resolution Regarding Maximum Height and Width of Shed, Playscapes, Gazebos and Pergolas

Storage Sheds, Playscapes, Gazebos and Pergolas are allowed within our community without violating Article II Section 2.5 of the Declaration, subject to Board approval and the following guidelines.

It is the policy that homeowners must submit an Architectural Modification Request Form and obtain Board approval before a Storage Sheds, Playscapes, Gazebos and Pergolas can be installed. All Sheds, Playscapes, Gazebos and Pergolas must meet the following guidelines:

Sheds:

1. Storage sheds must be made from wood or composite plastic. Metal sheds or roof are prohibited. The height of the storage shed may not exceed 10 feet in height, 8 feet in width, or 8 feet in length.
2. The storage shed roof shingles must match the shingles on the house (if made out of wood).
3. The storage shed foundation can be either wood or concrete (not metal) not more than 6 inches thick (concrete) or in height.
4. The storage shed must be centered in the backyard whereas it cannot be seen from the street on either side of the house. It must be at least 6 feet from the left, right and back fences for easement and drainage purposes. For corner lots, the shed must be 10 feet away from the street side fence.
5. The color of the storage shed must match the brick or paint trim of the house.
6. A picture or diagram of the storage shed's location, the foundation, color, and applicable permits must be submitted along with the Architect Modification Request Form to the Architect Review Authorities for consideration of approval.
7. Fences must conform to the guidelines as set forth with the City of Crowley.
8. Owners must obtain a permit prior to installation.

Section 2.7 Fences and Walls .

Any fence or wall must be constructed of masonry, brick, wood, or other material approved by the Declarant or the ACC. No chain link fences are permitted except on the Common Properties or any school property. No fence or wall shall be permitted to extend nearer to any street than the front of any residence. However, all side yard fencing on corner Lots shall run parallel to the curb and may be placed no nearer than five feet (5') inside the side Lot line and shall not extend beyond a point of five feet (5') behind the front of the residence on that side. Fences or walls erected by Declarant shall become the property of the Owner of the Lot on which the same are erected and as such shall be maintained and repaired by such Owner except as is provided in Article IV and Article IX. Any fence or portion thereof that faces a public street shall be so constructed so that all structural members and posts will be on the side of the fence facing away from the street so that they are not visible from any street. No portion of any fence shall extend more than eight feet (8') in height.

(i) No fence, wall, hedge or shrub planting which obstructs sight lines at elevations between three feet (3') and six feet (6') above the roadway shall be placed or permitted to remain on any corner Lot within the triangular area formed by the street right-of-way lines and a line connecting them at points ten feet (10') from the intersection of the street right-of-way lines, or, in the case of a rounded property corner, from the intersection of the street right-of-way lines as extended. The same sight-line limitations shall apply on any Lot within ten (10) feet from the intersection of a street right-of-way line with the edge of a private driveway or alley pavement. No tree shall be permitted to remain within such distance of such intersections unless the foliage line is maintained at sufficient height to prevent obstruction of such sight lines.

Playscapes/Houses:

1. Playscapes/houses may be made out of composite plastic or treated wood. Metal playscapes are prohibited.
2. The height of playscape/houses may not exceed 10 feet in height.
3. Only new playscapes/house can be installed on the Lot.
4. A picture or diagram of the playscape/house's location and color must be submitted along with the Architect Modification Request Form to the Architect Review Authorities for consideration of approval.

Gazebos:

1. Gazebos must be made out of treated wood or composite plastic. Metal gazebos or roof are prohibited (with the exception of galvanized steel and or powder coated steel roofs). The height of the gazebo may not exceed 10 feet in height, 10 feet in width, and 16 feet in length.
2. The gazebo roof shingles must match the shingles on the house (if made out of wood).
3. The gazebo foundation can be either wood or concrete (not metal) not more than 6 inches thick (concrete) or in height.
4. The gazebo must be centered in the backyard whereas it cannot be seen from the street on either side of the house. It must be at least 6 feet from the left, right and back fencings for easement and drainage purposes. For corner lots, the gazebo must be 10 feet away from the street side fence.

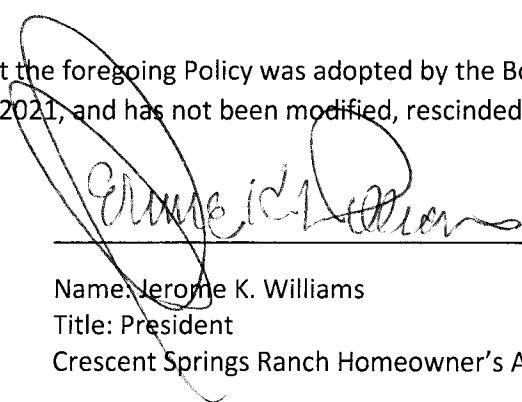
5. The color of the gazebo must match the brick or paint trim of the house.
6. A picture or diagram of the gazebo's location, the foundation, color, size, and applicable permits must be submitted along with the Architect Modification Request Form to the Architect Review Authorities for consideration of approval.

Pergolas:

1. Pergolas must be made out of wood or composite plastic. Metal sheds or roof are prohibited. The height of the Pergola may not exceed 10 feet in height, 10 feet in width, and 16 feet in length.
2. The Pergola roof shingles must match the shingles on the house (if made out of wood).
3. The Pergola foundation can be either wood or concrete (not metal) not more than 6 inches thick (concrete) or in height.
4. The Pergola must be centered in the backyard whereas it cannot be seen from the street on either side of the house. It must be at least 6 feet from the left, right and back fences for easement and drainage purposes. For corner lots, the shed must be 10 feet away from the street side fence.
5. The color of the Pergola must match the brick or paint trim of the house.
6. A picture or diagram of the Pergola's location, materials, the foundation, color, and applicable permits must be submitted along with the Architect Modification Request Form to the Architect Review Authorities for consideration of approval.

This policy is effective upon recordation in the Public Records of Tarrant County, Texas. All other provisions contained in the Declaration, or any other dedicatory instrument of the Association shall remain in full force and effect.

This is to certify that the foregoing Policy was adopted by the Board at a meeting of the same held NOV. 4TH, 2021, and has not been modified, rescinded, or revoked.



Name: Jerome K. Williams
Title: President
Crescent Springs Ranch Homeowner's Association

Crescent Springs Ranch Homeowner's Association

Board Resolution Regarding Paint Color for House Trim and Exterior Doors

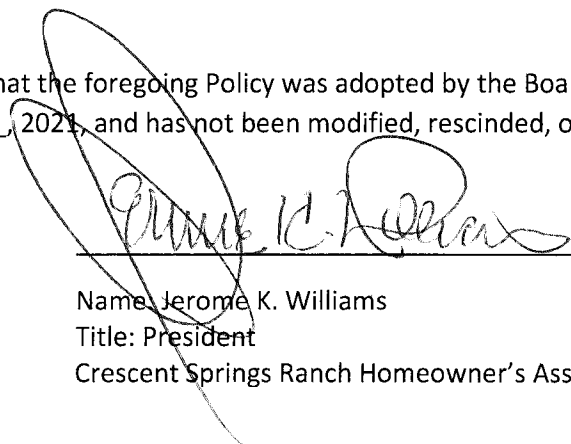
Painting house trim and exterior door, including the garage door, is allowed within our community without violating Article III Section 3.2 of the Declaration, subject to Board approval and the following guidelines.

It is the policy that homeowners must submit an Architect Modification Request Form and obtain Board approval before painting the house's trim and any exterior door, including the garage door, and must meet the following guidelines:

1. The paint color must be within the "paint palette" selections that the Architect Review Authorities have in their possession based on the builder's color selection for the homes in this subdivision.
2. The façade and brick walls on the sides of the house MAY NOT be painted, ONLY the trim, soffits, and exterior doors including the garage door may be painted.
3. A front porch and or garage flooring may be painted as long as the porch's paint matches the house trim. The garage floor paint is not required to match the exterior paint of the house.
4. A picture of the proposed color, brand, and items/areas to be painted must be submitted along with the Architect Modification Request Form to the Architect Review Authorities for consideration of approval.

This policy is effective upon recordation in the Public Records of Tarrant County, Texas. All other provisions contained in the Declaration, or any other dedicatory instrument of the Association shall remain in full force and effect.

This is to certify that the foregoing Policy was adopted by the Board at a meeting of the same held NOV. 4TH, 2021, and has not been modified, rescinded, or revoked.



Name: Jerome K. Williams
Title: President
Crescent Springs Ranch Homeowner's Association

Crescent Springs Ranch Homeowner's Association

Board Resolution Regarding Stone Walkway, Expanded Driveways and Patios

Stone Walkway, Expanded Driveways and Patios are allowed within our community without violating Article II Section 2.4 of the Declaration, subject to Board approval and the following guidelines.

It is the policy that homeowners must submit an Architect Modification Request Form and obtain Board approval before installing stone walkway, expanded driveways and patios, and must meet the following guidelines:

Stone Walkways:

1. The homeowner must submit the type of material (paving stone, rock or crushed granite/rock, sand, cement, etc.) to be installed.
2. The Homeowner must indicate that drainage will not be affected from its installation.
3. A picture or diagram of the stone's color, proposed location of where the stone walkway will be installed, including reflecting the utility easement, and its length and width, must be submitted along with the Architect Modification Request Form to the Architect Review Authorities for consideration of approval.

Expanded Driveways:

1. The Homeowner must submit the type of material (paving stone, rock or crushed granite/rock, or cement, etc.) to be installed.
2. The Homeowner must indicate on the form that drainage will not be affected from its installation.
3. The Homeowner must obtain the appropriate City Building Permits, etc. including reflecting the utility easement, the length and width of the expanded driveway that must be submitted along with the Architect Modification Request Form to the Architect Review Authorities for consideration of approval.

Expanded Patios:

1. The Homeowner must submit the type of material (paving stone, rock, composite plastic, cement or treated wood) to be installed.
2. Expanded Patios may not exceed 10 feet in width by 8 feet in length from the existing patio
3. The Homeowner must indicate on the form that drainage will not be affected from its installation.
4. The Homeowner must obtain the appropriate City of Crowley Building Permits, etc. that also reflects the utility easement, to be submitted along with the Architect Modification Request Form to the Architect Review Authorities for consideration of approval.

This policy is effective upon recordation in the Public Records of Tarrant County, Texas. All other provisions contained in the Declaration, or any other dedicatory instrument of the Association shall remain in full force and effect.

This is to certify that the foregoing Policy was adopted by the Board at a meeting of the same held Nov. 4th, 2021, and has not been modified, rescinded, or revoked.



Name: Jerome K. Williams

Title: President

Crescent Springs Ranch Homeowner's Association