

Denton County
Juli Luke
County Clerk

Instrument Number: 94078

ERecordings-RP

MISCELLANEOUS

Recorded On: June 27, 2022 02:31 PM

Number of Pages: 6

" Examined and Charged as Follows: "

Total Recording: \$46.00

***** 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: 94078
Receipt Number: 20220627000587
Recorded Date/Time: June 27, 2022 02:31 PM
User: Angie Z
Station: Station 38

Record and Return To:

Corporation Service Company



STATE OF TEXAS
COUNTY OF DENTON

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 Records of Denton County, Texas.

Juli Luke
County Clerk
Denton County, TX

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
MUSTANG PARK OWNERS ASSOCIATION, INC.**

STATE OF TEXAS §
 §
COUNTY OF DENTON §

The undersigned, as attorney for Mustang Park Owners 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 described 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 Mustang Park Owners Association, Inc. (Exhibit A).***

All persons or entities holding an interest in and to any portion of property described on Exhibit B attached hereto are subject to the foregoing dedicatory instrument. The attached dedicatory instrument replaces and supersedes all previously recorded dedicatory instruments addressing the same or similar subject matter and shall remain in force and effect until revoked, modified or amended by the Board of Directors.

IN WITNESS WHEREOF, Mustang Park Owners Association, Inc. has caused this Fourth Supplemental Certificate and Memorandum of Recording of Dedicatory Instruments to be

filed with the office of the Denton County Clerk, and serves to supplement that Certificate and Memorandum of Recording of Dedicatory Instruments for Mustang Park Owners Association, Inc. filed on March 9, 2016, as Instrument No. 2016-25748 in the Official Public Records of Denton County, Texas; that First Supplemental Certificate and Memorandum of Recording of Dedicatory Instruments filed on January 29, 2020, as Instrument No. 2020-12358 in the Official Public Records of Denton County, Texas; that certain Second Supplemental Certificate and Memorandum of Recording of Dedicatory Instruments filed on January 29, 2020, as Instrument No. 2020-77772 in the Official Public Records of Denton County, Texas; and that certain Third Supplemental Certificate and Memorandum of Recording of Dedicatory Instruments filed on September 2, 2021, as Instrument No. 160855 in the Official Public Records of Denton County, Texas.

**MUSTANG PARK OWNERS ASSOCIATION,
INC., a Texas Non-Profit Corporation**

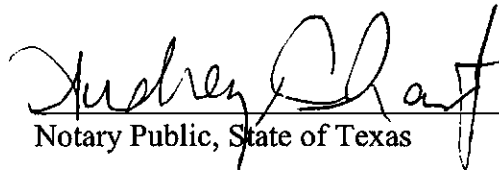


By: _____
Its: Attorney

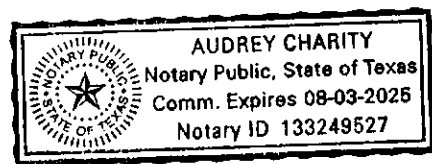
STATE OF TEXAS §
 §
COUNTY OF DALLAS §

BEFORE ME, the undersigned Notary Public, on this day personally appeared Vinay B. Patel, attorney for Mustang Park Owners 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 27th day of June, 2022.



Notary Public, State of Texas



**RESOLUTION
OF THE BOARD OF DIRECTORS OF
MUSTANG PARK OWNERS ASSOCIATION, INC.**

WHEREAS, Mustang Park is a Residential subdivision located in Denton County, Texas, and is governed by the laws of the Great State of Texas.

WHEREAS, Mustang Park is governed by a Declaration that was recorded in Denton County, Texas, on April 19, 2013, as Instrument Number 46826.

WHEREAS, in Article V, Section 5.11 of the Declaration, grants the Association the authority to levy a fee, at the time of the sale of the home.

WHEREAS, on April 21, 2022, a special meeting was held, virtually, and a vote was taken on the topic of a Special Purpose Assessment, and 39% of the homeowners voted to approve the addition of a Capitalization Fee of \$500 that will be charged at the time of conveyance of the home.

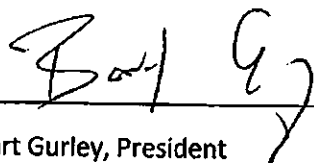
NOW, THEREFORE, BE IT RESOLVED, by the Board of Directors for Mustang Park Owners Association, Inc. that Capitalization Fee be charged at the time of conveyance of each home, in the amount of \$500, moving forward, until this resolution is changed, or removed.

EXECUTED this 16th day of June 2022

Association:

MUSTANG PARK OWNER ASSOCIATION, INC.

A Texas nonprofit corporation



Bart Gurley, President

STATE OF TEXAS

CCOUNTY OF DENTON

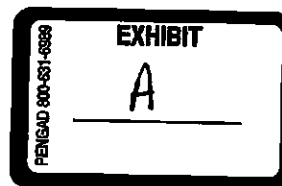


EXHIBIT B

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

- (a) **All real property subject to the Declaration of Covenants, Conditions and Restrictions for Mustang Park filed April 19, 2013, and recorded as Instrument No. 2013-46826 in the Official Public Records of Denton County, Texas, including any supplements thereto and amendments thereof; and**
- (b) **All lots and tracts of land situated in Mustang Park, Phase Six, an Addition to the City of Carrollton, Denton County, Texas, according to the Plat thereof recorded as Instrument No. 2013-306 of the Map or Plat Records of Denton County, Texas; and**
- (c) **All lots and tracts of land situated in Mustang Park, Phase Three, an Addition to the City of Carrollton, Denton County, Texas, according to the Plat thereof recorded as Instrument No. 2013-76 of the Map or Plat Records of Denton County, Texas; and**
- (d) **All lots and tracts of land situated in Mustang Park, Phase Four, an Addition to the City of Carrollton, Denton County, Texas, according to the Plat thereof recorded as Instrument No. 2012-257 of the Map or Plat Records of Denton County, Texas; and**
- (e) **All lots and tracts of land situated in Mustang Park, Phase Five an Addition to the City of Carrollton, Denton County, Texas, according to the Plat thereof recorded as Instrument No. 2013-74 of the Map or Plat Records of Denton County, Texas; and**

- (f) **All lots and tracts of land situated in Mustang Park, Phase Seven an Addition to the City of Carrollton, Denton County, Texas, according to the Plat thereof recorded as Instrument No. 2014-127 of the Map or Plat Records of Denton County, Texas; and**
- (g) **All lots and tracts of land situated in Mustang Park, Phase Eight an Addition to the City of Carrollton, Denton County, Texas, according to the Plat thereof recorded as Instrument No. 2014-11 of the Map or Plat Records of Denton County, Texas; and**
- (h) **All lots and tracts of land situated in Mustang Park, Phase Nine an Addition to the City of Carrollton, Denton County, Texas, according to the Plat thereof recorded as Instrument No. 2014-424 of the Map or Plat Records of Denton County, Texas.**