

Denton County
Juli Luke
County Clerk

Instrument Number: 77772

ERecordings-RP

MISCELLANEOUS

Recorded On: June 08, 2020 01:57 PM

Number of Pages: 7

" Examined and Charged as Follows: "

Total Recording: \$50.00

***** 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: 77772
Receipt Number: 20200608000394
Recorded Date/Time: June 08, 2020 01:57 PM
User: Darcey B
Station: Station 21

Record and Return To:

Simplifile



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

IN WITNESS WHEREOF, Mustang Park Owners Association, Inc. has caused this Second 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; and that First Supplemental Certificate and Memorandum of Recording of Dedicatory Instruments filed on January 29, 2020, as Instrument No. 20200129000523 in the Official Public Records of Denton County, Texas.


**MUSTANG PARK
OWNERS ASSOCIATION, INC.**

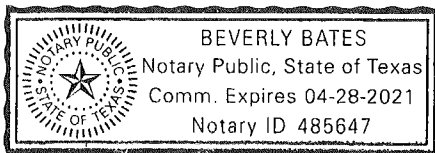
By: 
Its: Attorney

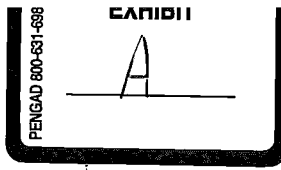
STATE OF TEXAS §
 §
COUNTY OF DALLAS §

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 8th day of June, 2020.


Notary Public, State of Texas





MUSTANG PARK OWNERS ASSOCIATION, INC.

ARCHITECTURAL GUIDELINES FOR THE INSTALLATION OF SOLAR PANELS

(As provided in Chapter 202 of the Texas Property Code)

1. Solar energy devices, including any related equipment or system components (collectively, “*Solar Panels*”) may only be installed after receiving the written approval of the Architectural Control Committee (“*ACC*”).
2. Solar Panels may not be installed upon or within common area or any area which is maintained by Mustang Park Owners Association, Inc. (the “*Association*”).
3. Solar Panels may only be installed on designated locations on the roof of a home, on any structure allowed under any Association dedicatory instrument, or within any fenced rear-yard or fence-in patio of the owner’s property.
4. If located on the roof of a home, Solar Panels shall be located on the roof so as to not be visible from the front of the home, *i.e.*, street view, unless the owner demonstrates that the location proposed by the owner increases the estimated annual energy production of the Solar Panels, as determined by using a publicly available modeling tool provided by the National Renewable Energy Laboratory, by more than 10 percent above the energy production of the Solar Panels if located in an area on the roof requested by the Association.
5. If located on the roof of a home, Solar Panels shall:
 - a. not extend higher than or beyond the roofline;
 - b. conform to the slope of the roof;
 - c. have a top edge that is parallel to the roofline; and
 - d. have a frame, support bracket, or visible piping or wiring that is in a bronze or black tone commonly available in the marketplace and blends with the color of the roof to the greatest extent possible.
6. If located in the fenced rear-yard or patio, Solar Panels shall not be taller than the fence line.
7. The ACC, may deny a request for the installation of Solar Panels if it is determines, and such determination is reduced to writing, that the placement of the Solar Panels as proposed by the property owner constitutes a condition that substantially interferes with the use and enjoyment of land by causing unreasonable discomfort or annoyance to persons of ordinary sensibilities. The property owner may obtain the written approval of the proposed placement of the Solar Panels by all property owners of adjoining property. In this case, the ACC shall approve the installation should it meet all other requirements contained herein unless it determines that the placement substantially interferes with the use and enjoyment of land of persons other than adjoining landowners.

8. Any installation of Solar Panels which voids material warranties is not permitted and will be cause for the Solar Panels to be removed by the owner.
9. Solar Panels must be properly maintained at all times or removed by the owner.
10. Solar Panels which become non-functioning or inoperable must be removed by the owner of the property.
11. Solar Panels are prohibited if a Court determines that the installation thereof violates any law or threatens the public health or safety.

These Architectural Guidelines are promulgated pursuant to and in accordance with Section 202.010 of the Texas Property Code addressing the Regulation of Solar Energy Devices.

IT IS FURTHER RESOLVED these Architectural Guidelines were duly introduced, seconded and was thereafter adopted at a regular scheduled meeting of the Board of Directors, at which a quorum was present, by a majority vote of the members of the Board of Directors present and eligible to vote on this matter, and shall remain in force and effect until revoked, modified or amended by the Board of Directors. These Architectural Guidelines shall be filed of record in the Official Public Records of Denton County, Texas.

**MUSTANG PARK
OWNERS ASSOCIATION, INC.**

By: 

President

JASON HOLLAND

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.**