

Denton

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DETAILS REPORT

**Note: report is Sorted in Ascending Order by Recorded Date, Document Number

Doc#	Type Desc.	Instr. Date	Book/Vol/Pag e	File Date	Consideration
19953	AMENDED RESTRICTION S			03/04/2010	
Grantor		Grantee			
MERIDIAN HOMEOWNERS ASN					
Volume/Cabinet	Page	Lot	Block	Description	
References		Description		Recorded year	
Book/Vlm/Page					
AMENDED RESTRICTIONS					

**** Electronically Filed Document ****

Denton County
Cynthia Mitchell
County Clerk

Document Number: 2010-19953
Recorded As : ERX-MISC GENERAL FEE

Recorded On: March 04, 2010
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Recording Fee: \$27.00

Parties:
Direct- MERIDIAN HOA
Indirect-

Receipt Number: 663869
Processed By: Patsy Sallee

***** 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.



THE 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.

C Mitchell

County Clerk
Denton County, Texas

**SECOND SUPPLEMENT
TO
NOTICE OF FILING OF DEDICATORY INSTRUMENTS
FOR
MERIDIAN**

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

THIS SECOND SUPPLEMENT TO NOTICE OF FILING OF DEDICATORY INSTRUMENTS FOR MERIDIAN (this "Second Supplement") is made this ____ day of _____, 2010, by the Meridian Homeowners' Association (the "Association").

WITNESSETH:

WHEREAS, Centex Homes, a Nevada general partnership ("Declarant") prepared and recorded an instrument entitled "Declaration of Covenants, Conditions and Restrictions for Meridian" in Volume 2005, Page 27676 *et seq.* of the Real Property Records, Denton County, Texas, as amended and supplemented; and

WHEREAS, Section 202.006 of the Texas Property Code provides that a property owners' association must file each dedicatory instrument governing the association that has not been previously recorded in the real property records of the county in which the planned development is located; and

WHEREAS, on or about March 14, 2006, the Association recorded a Notice of Filing of Dedicatory Instruments for Meridian as Document No. 2006-29296 of the Real Property Records, Denton County, Texas (the "Notice"); and

WHEREAS, on or about December 27, 2006, the Association recorded a [First] Supplement to Notice of Filing of Dedicatory Instruments for Meridian as Document No. 2006-156155 of the Real Property Records, Denton County, Texas (the "First Supplement"); and

WHEREAS, the Association desires to supplement the Notice to include the dedicatory instrument entitled "Schedule of Fines" attached hereto as **Exhibit 1**.

NOW, THEREFORE, the dedicatory instrument identified in **Exhibit 1** and attached hereto is a true and correct copy of the original and is hereby filed of record in the real property records of Denton County, Texas, in accordance with the requirements of Section 202.006 of the Texas Property Code.

IN WITNESS WHEREOF, the Association has caused this Second Supplement to be executed by its duly authorized agent as of the date first above written.

MERIDIAN HOMEOWNERS' ASSOCIATION,
a Texas non-profit corporation

By: *Mathew* ABY MATHIEW

Its: SECRETARY.

ACKNOWLEDGMENT

STATE OF TEXAS §
 §
COUNTY OF DENTON §

BEFORE ME, the undersigned authority, on this day personally appeared ABY MATHIEW SECRETARY of Meridian Homeowners' Association, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that (s)he executed the same for the purposes and consideration therein expressed on behalf of said corporation.

SUBSCRIBED AND SWORN TO BEFORE ME on this 2nd day of MARCH, 2010.

Kathryn J. Lee
Notary Public in and for the State of Texas

My Commission Expires



AFTER RECORDING, RETURN TO:
Riddle & Williams, P.C.
3710 Rawlins Street, Suite 1400
Dallas, Texas 75219

AM
02/02/2010

Exhibit 1

Meridian Homeowner's Association – Schedule of Fines

MERIDIAN HOMEOWNERS' ASSOCIATION**SCHEDULE OF FINES**

WHEREAS, the Board of Directors (the "Board") of **MERIDIAN HOMEOWNERS' ASSOCIATION** (the "Association") has previously adopted a Covenant Enforcement and Fining Policy (the "Policy") for the Association with regard to covenant violations found to exist within the Meridian community (the "Property"), which Policy has been recorded in the Denton County Real Property Records as Document No. 2006-156155; and

WHEREAS, Paragraph 10 of the Policy provides that the Board may adopt a schedule of fines applicable to Violations within the Property which may include a progression of fines for repeat offenders.

NOW, THEREFORE, IT IS RESOLVED that the following schedule of fines is hereby established for the Association:

SCHEDULE OF FINES

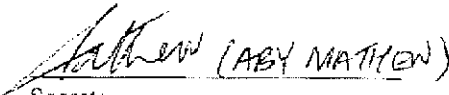
First Fine: The first fine is \$50.00. (Note: The first fine for any hardscape installation or modification constructed or installed without first obtaining Association approval will be \$150.00.)

Subsequent Fines: Subsequent to the imposition of the first fine, the individual or per fine amounts will double each 30-day period that a violation is not cured until the individual fine amount reaches \$1,000.00. Thereafter, the individual or per fine amount for each 30-day period that the violation remains uncured will be \$1,000.00. There is no maximum to the cumulative amount of total fines which may be levied.

Fines for Similar Violations: If an owner commits a violation and is fined, but cures the violation, in the event he commits the same or similar violation within six months of the notice of the prior violation, then fines may be imposed without notice and an opportunity to cure and the fine amount will begin at the amount of the previous fine and continue to increase pursuant to this schedule.

This is to certify that the foregoing resolution was adopted by the Board of Directors at a meeting of same on JANUARY 5, ~~2009~~, and has not been modified, rescinded or revoked. 2010

DATE: 01-05-2010


Secretary