

**Kaufman County  
Laura Hughes  
County Clerk**

**Instrument Number: 2023-0018947**

**Billable Pages: 4  
Number of Pages: 5**

<b>FILED AND RECORDED – REAL RECORDS</b>	<b>CLERKS COMMENTS</b>
<p><b>On:</b> 07/10/2023 at 11:53 AM</p> <p><b>Document Number:</b> <u>2023-0018947</u></p> <p><b>Receipt No:</b> <u>23-17615</u></p> <p><b>Amount:</b> \$ <u>38.00</u></p> <p><b>Vol/Pg:</b> <u>V:8148 P:501</u></p>	<p>E-RECORDING</p>



**STATE OF TEXAS  
COUNTY OF KAUFMAN**

I hereby certify that this instrument was filed on the date and time stamped hereon by me and was duly recorded in the Official Public Records of Kaufman County, Texas.

*Laura A. Hughes*

**Laura Hughes, County Clerk**

**Recorded By:** Reece Tanksley, Deputy

**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.**

**Record and Return To:**

HENRY ODDO AUSTIN AND FLETCHER  
1717 MAIN ST  
DALLAS, TX 75201



**AFTER RECORDING, PLEASE RETURN TO:**

**Judd A. Austin, Jr.**  
**Henry Oddo Austin & Fletcher, P.C.**  
**1717 Main Street**  
**Suite 4600**  
**Dallas, Texas 75201**

**FIRST SUPPLEMENTAL CERTIFICATE AND MEMORANDUM OF  
RECORDING OF DEDICATORY INSTRUMENTS  
FOR  
HIGHBRIDGE HOMEOWNERS ASSOCIATION, INC.**

STATE OF TEXAS           §  
  §  
COUNTY OF KAUFMAN §

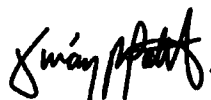
The undersigned, as attorney for Highbridge Homeowners Association, Inc., a Texas nonprofit corporation, for the purpose of complying with Section 202.006 of the Texas Property Code and to provide public notice of the following dedicatory instrument affecting the owners of property described in the Declaration of Covenants, Conditions and Restrictions for Highbridge, filed on March 31, 2020, and recorded as Instrument No. 2020-0008657, in the Official Public Records of Kaufman County, Texas, including any amendments and supplements thereto ("*Property*"), hereby states that the dedicatory instrument attached hereto is a true and correct copy of the following:

- ***Pool Rules (Exhibit A).***

All persons or entities holding an interest in and to any portion of the Property are subject to the foregoing dedicatory instrument until amended. 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, Highbridge Homeowners Association, Inc., has caused this Certificate and Memorandum of Recording of Dedicatory Instruments to be recorded in the Official Public Records of Kaufman County, Texas; and serves to supplement that Certain Certificate and Memorandum of Recording of Dedicatory Instruments filed on May 26, 2022, and recorded as Instrument No. 2022-0020697, in the Official Public Records of Kaufman County, Texas.

**HIGHBRIDGE HOMEOWNERS ASSOCIATION, INC.,**  
a Texas nonprofit corporation

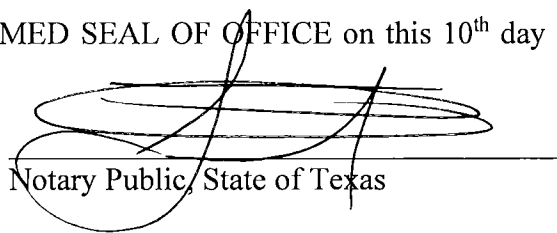
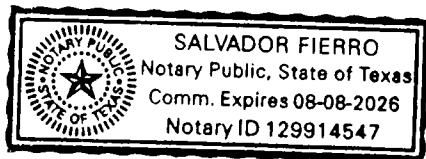


By: \_\_\_\_\_  
Its: Attorney

STATE OF TEXAS       §  
                                  §  
COUNTY OF DALLAS   §

BEFORE ME, the undersigned Notary Public, on this day personally appeared Vinay B. Patel, attorney for Highbridge Homeowners Association, Inc., a Texas nonprofit corporation, 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 10<sup>th</sup> day of July, 2023.

  
\_\_\_\_\_  
Notary Public, State of Texas

# Exhibit A

# *Highbridge Homeowners Association, Inc.*

## Pool Rules Hours of Operation 10:00 AM till 8:00 PM

**The use of the community pool center is exclusively for residents in good standing of the Highbridge Homeowners Association and their guests.**

**All Annual Assessments must be paid in full prior to use of the pool.**

- **WARNING NO LIFEGUARD ON DUTY**
- A Highbridge **pool fob** is required to enter the pool, climbing over the fence or gate is prohibited, Trespassers will be prosecuted.
- Only residents of Highbridge and their guests are permitted in the pool area. Only two (2) guests per household.
- Always keep gate completely closed, Do NOT open the gate for anyone, or prop it open.
- **NO FOOD OR DRINKS allowed** inside the pool.
- Persons with Contagious Disease, Diarrhea, Skin Abrasions or Open Infected Sores will not be allowed in the pool.
- Proper swim attire required, no jeans, cut-offs, street clothes or loose clothing allowed for safety reasons, Babies / toddlers **MUST** wear swim diapers.
- Use of floatation devices, rafts or toys must not interfere with other swimmers' use of the pool.
- Children 14 and under must be accompanied by an adult over the age of 18.
- **NO profanity. NO loud music. NO glass containers. NO smoking. NO alcohol**
- **NO DIVING, RUNNING OR ROUGH PLAY**
- No pets allowed in the pool area unless it is a service animal.
- No skateboards, bikes, scooters, or rollerblades inside the pool
- Music must be kept at a non-offensive level.
- Members are authorized to expel any person(s) due to disruptive behavior, being underage or lack of an adult member present.
- Pick up all trash / belongings when departing pool area for the day.
- **IN CASE OF EMERGENCY CALL 911**

It is the responsibility of each resident to see that these rules are enforced to maintain a safe pool area for the use of all concerned. The Board of Directors has the obligation and right to suspend the membership and pool privileges of any member who abuses their privilege or creates a safety hazard.

If you have any questions, please contact your community manager, Ivori Moore, at [ivori@legacysouthwest.com](mailto:ivori@legacysouthwest.com) or 214-705-1615, Option 8