

Declaration of CC&R's

MARY LOUISE GARCIA

COUNTY CLERK



100 West Weatherford Fort Worth, TX 76196-0401

PHONE (817) 884-1195

FIRSTSERVICE RESIDENTIAL
3102 OAKLAWN AVE #202
DALLAS, TX 75219

Submitter: FIRSTSERVICE RESIDENTIAL

DO NOT DESTROY
WARNING - THIS IS PART OF THE OFFICIAL RECORD.

Filed For Registration: 6/23/2015 9:17 AM

Instrument #: D215134355

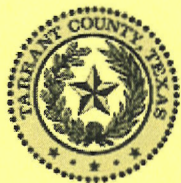
OPR 5 PGS \$28.00

By: _____

Mary Louise Garcia

D215134355

ANY PROVISION WHICH RESTRICTS THE SALE, RENTAL OR USE OF THE DESCRIBED REAL PROPERTY
BECAUSE OF COLOR OR RACE IS INVALID AND UNENFORCEABLE UNDER FEDERAL LAW.



MARY LOUISE NICHOLSON
COUNTY CLERK

100 West Weatherford Fort Worth, TX 76196-0401

PHONE (817) 884-1195

CRAWFORD FARMS HOA
3102 OAK LAWN AVE SUITE 202
DALLAS, TX 75219

Submitter: CRAWFORD FARMS HOA

DO NOT DESTROY
WARNING - THIS IS PART OF THE OFFICIAL RECORD.

Filed For Registration: 11/4/2019 12:22 PM

Instrument #: D219253342

OPR

2

PGS

\$19.00

By: _____

Mary Louise Nicholson

D219253342

ANY PROVISION WHICH RESTRICTS THE SALE, RENTAL OR USE OF THE DESCRIBED REAL PROPERTY
BECAUSE OF COLOR OR RACE IS INVALID AND UNENFORCEABLE UNDER FEDERAL LAW.

**CRAWFORD FARMS HOA
 MANAGED BY FIRSTSERVICE RESIDENTIAL
 3102 OAK LAWN AVE, STE 202
 DALLAS, TX 75219**

CRAWFORD FARMS HOA COLLECTION POLICY	
Crawford Farms HOA collection process includes the following steps unless authorized exceptions to this process are communicated in writing from the Board of Directors through the Association Manager.	
Notice	Description
1 st - Friendly Notice	<ul style="list-style-type: none"> • Generally, may be issued by the billing department after the Association's late date as a statement showing the total amount due. The late date is the last day of the month that the assessment is charged. • Late fees/interest and collection fees may apply and vary based on governing documents. • Issued to owners <u>with a balance of \$50 or more.</u>
2 nd - Formal Notice	<ul style="list-style-type: none"> • Generally, may be issued as a late letter and sent certified mail (typically 30 days after the Friendly Notice). • Collection fee may apply. • May include any required legal notices and allow the account holder 30 days to address the delinquent account. • Issued to owners <u>with a balance of \$75 or more.</u> • A second late statement may be sent to owners in lieu of or in addition to the second notice, but the processing fees and collateral costs (print, envelopes, postage, etc.) still apply to each review and mailing.
3 rd - Final Notice	<ul style="list-style-type: none"> • This is a second 30-day collection notice (similar to the 2nd Formal Notice); sent via certified mail. A copy of the Association ledger may be attached to these notices and these notices may describe the options the owner has to avoid having the account turned over to an attorney's office, including information regarding availability of a payment plan through the Association. • Collection fee may apply. • Only issued to owners with a balance of \$150 or more. • If assessments are still outstanding, the account may be referred directly to an attorney's office to proceed with collection efforts unless the Manager or Board of Directors stipulates otherwise.
Lien, Lawsuit & Foreclosure	<ul style="list-style-type: none"> • An attorney may be engaged, a notice of lien and/or lawsuit may be filed in accordance with Texas law. • Association may authorize foreclosure of its lien if approved by the Board of Directors in writing. • Collection and legal fees may apply.

ADOPTED BY BOARD OF DIRECTORS IN OPEN SESSION ON THE 30 OF October, 2018.



Richard Gatewood
 RICHARD GATEWOOD, PRESIDENT
 CRAWFORD FARMS BOARD OF DIRECTORS

Crawford Farms Homeowners Association, Inc.
3102 Oak Lawn, Suite 202
Dallas, TX 75219

Dedictory Instruments

REVISED COLLECTION POLICY

WHEREAS, Lots in Crawford Farms Homeowners Association are subject to the Amended and Restated Declaration of Covenants, Conditions & Restrictions for Crawford Farms Homeowners Association, recorded with Tarrant County Clerk File Number D203259006 and supplemental amendments; First Amendment recorded with the Tarrant County Clerk File Number D205260397, Second Amendment recorded with Tarrant County Clerk File Number D205260399 and Third Amendment recorded with Tarrant County Clerk File Number D208321299 in the Real Property Records, Tarrant County, Texas. **The Association wishes to revise their previous collection policy for the Association for delinquent regular or special assessments or any other amount owed to the Association; and**

WHEREAS, the Board wishes to update these reasonable guidelines to be in compliance with Section 209.0062 of the Texas Property Code; and

WHEREAS, the Board intends to file these guidelines in the real property records of each county in which the subdivision is located, in compliance with Section 209.0062 of the Texas Property Code; and

NOW, THEREFORE, IT IS RESOLVED that the attached revised collection policy has been established by the Board and is to be recorded with the Real Property Records.


Crawford Farms Homeowners Association, Inc. COLLECTION POLICY

Crawford Farms Homeowners Association, Inc. collection process includes the following steps for delinquent regular or special assessments or any other amount owed to the Association *unless authorized exceptions to this process are communicated in writing from the Board of Directors through the Association Manager.*

Notice	Description	Fees
1 st Friendly Notice	<ul style="list-style-type: none"> • Issued by the billing department after the Association's late date as a statement showing the total amount due. The late date is the 30th. • Only issued to owners <u>with a balance of \$100 or more.</u> <ul style="list-style-type: none"> ○ Late/interest fees may vary based on governing documents. ○ Late date may vary based on governing documents. 	\$25.00 monthly + \$8.00 processing fee
2 nd Formal Notice	<ul style="list-style-type: none"> • Issued by the billing department as a late letter (typically 30 days after the Friendly Notice). • Includes the Fair Debt Collections verbiage and allows the account holder 30 days from receipt of notice to address the delinquent account. <ul style="list-style-type: none"> ○ Per the Texas Property Code, these notices must be mailed certified (also mailed first class) and include language regarding restricted access to amenities and the right to cure. • Only issued to owners <u>with a balance of \$50 or more.</u> <ul style="list-style-type: none"> ○ A second late statement may be sent to owners in lieu of or in addition to the second notice, but the processing fees and collateral costs (print, envelopes, postage, etc.) still apply to each review and mailing. 	\$18.00 processing fee
Demand Letter	<ul style="list-style-type: none"> ○ This is a second 30-day collection notice (similar to the 2nd Formal Notice); sent via certified mail. ○ The billing department will automatically proceed with referring an account for demand <i>unless the Manager or Board of Directors stipulates otherwise.</i> ○ Association collection policies may require demand letter processing through an attorney's office. ○ NOTE: For Associations under developer control, builder referral for advanced collection action requires approval from the divisional Director in addition to the Manager. 	\$35.00 request for demand + collection agency/attorney fees <i>(fees vary by office/agency)</i>
Lien	<ul style="list-style-type: none"> • If an account is referred directly to an attorney's office, the billing department will automatically proceed with an Authorization to Lien <i>unless the Manager or Board of Directors stipulates otherwise.</i> • If an account is referred to a collection agency (e.g., Red Rock), the account is automatically processed for a lien subsequent to the 30-day timeline referenced in the demand letter. • The lien is filed with the county clerk where the property is located and is a legal record that a debt is owed and is secured against the property in question. • Processing and filing a lien with the county clerk can take up to 30 (thirty) days. 	\$20.00 request for lien + collection agency/attorney fees <i>(fees vary by office/agency and county)</i>
Foreclosure	<ul style="list-style-type: none"> • Authorization for Foreclosure must be Board-approved in writing. <ul style="list-style-type: none"> ○ Request for Board approval of foreclosures will not be brought to the Board for decision unless a delinquent balance has exceeded \$2,000. ○ The approval should be in the form of Board-approved meeting 	\$20.00 request for foreclosure + collection agency/attorney fees <i>(fees vary by office)</i>

	<p>minutes or a signature on an approved form.</p> <ul style="list-style-type: none"> ○ The collection agency or attorney's office requires the Board to sign an Assignment of Substitute Trustee (AST) that allows the chosen representative to post and settle a foreclosure on behalf of the Board. ● Processing an account for foreclosure can take up to ninety (90) days ● A homeowner has a six-month (180 day) period to redeem property that has been foreclosed by paying the amount owed in full, including all dues, legal, and collection fees; a condominium owner has a three month (90-day) right of redemption. <ul style="list-style-type: none"> ○ If the property is not redeemed, the next step is Authorization to Sell or Authorization to Evict. ○ The Association can proceed with Authorization to Evict once the property has been foreclosed. ● NOTE 1: The Association lien is subordinate to the first lien holder (mortgage company). If the mortgage company forecloses on the property, the Association lien is relinquished and the amount owed is written off to unrecovered assessments. The mortgage company is responsible for all dues and fees incurred after the date of foreclosure, as they are the new legal owners of the property. ● NOTE 2: There are two types of foreclosure available to Associations, judicial and expedited non-judicial. The governing documents for each community will specify which methods of foreclosure are available to the Association. <ul style="list-style-type: none"> ○ Expedited non-judicial foreclosure is a new requirement for Associations that do not require judicial foreclosure per HB 1228 effective 1/1/2012. 	<p><i>and county)</i></p>
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**Crawford Farms Homeowners Association, Inc.
Collection Policy**


Signature

Name: Richard Gatewood

Title: President

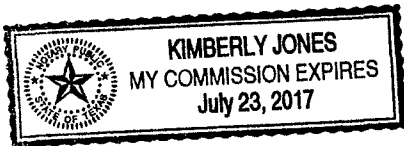
Date: 5/7/2015

STATE OF TEXAS

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COUNTY OF TARRANT

This instrument was acknowledged before me on the 7 day of May, 2015, by Richard Gatewood, President of Crawford Farms Homeowners Association, Inc., a Texas non-profit corporation, on behalf of said corporation.




Notary Public, State of Texas

*AFTER RECORDING RETURN TO:
FirstService Residential
1240 Keller Parkway, Ste 200
Keller, TX 76248*

Crawford Farms Homeowners Association, Inc. COLLECTION POLICY

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Loyalty • Integrity • Respect • Fun



Teamwork • Work Ethic • Positive Attitude

Premier Communities Management Company
3102 Oak Lawn Avenue
Suite 202
Dallas, TX 75219

Office: 214.871.9700
Toll Free: 866.424.8072
Fax: 214.889.9980
www.premiercommunities.net

	<ul style="list-style-type: none"> • Processing and filing a lien with the county clerk can take up to 30 (thirty) days. 	
Foreclosure	<ul style="list-style-type: none"> • Authorization for Foreclosure must be Board-approved in writing. <ul style="list-style-type: none"> ○ The approval should be in the form of Board-approved meeting minutes or a signature on an approved form. ○ The collection agency or attorney’s office requires the Board to sign an Assignment of Substitute Trustee (AST) that allows the chosen representative to post and settle a foreclosure on behalf of the Board. • Processing an account for foreclosure can take up to ninety (90) days • A homeowner has a six-month (180 day) period to redeem property that has been foreclosed by paying the amount owed in full, including all dues, legal, and collection fees; a condominium owner has a three month (90-day) right of redemption. <ul style="list-style-type: none"> ○ If the property is not redeemed, the next step is Authorization to Sell or Authorization to Evict. ○ The Association can proceed with Authorization to Evict once the property has been foreclosed. • NOTE 1: The Association lien is subordinate to the first lien holder (mortgage company). If the mortgage company forecloses on the property, the Association lien is relinquished and the amount owed is written off to unrecovered assessments. The mortgage company is responsible for all dues and fees incurred after the date of foreclosure, as they are the new legal owners of the property. • NOTE 2: There are two types of foreclosure available to Associations, judicial and expedited non-judicial. The governing documents for each community will specify which methods of foreclosure are available to the Association. <ul style="list-style-type: none"> ○ Expedited non-judicial foreclosure is a new requirement for Associations that do not require judicial foreclosure per HB 1228 effective 1/1/2012. 	<p>\$20.00 request for foreclosure + collection agency/attorney fees <i>(fees vary by office and county)</i></p>



D220330727

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Page: 1 of 11

Fees: \$59.00

Mary Louise Nicholson
MARY LOUISE NICHOLSON
COUNTY CLERK

NOTICE

SUBMITTER: CRAWFORD HARMS HOA INC

CRAWFORD FARMS HOMEOWNERS ASSOCIATION

Architectural Control Committee Guidelines

STATE OF TEXAS

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§ KNOW ALL PERSONS BY THESE PRESENTS:

COUNTY OF TARRANT

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WHEREAS, the Crawford Farms Homeowners Association, Inc. (“Association”) is charged with administering and enforcing those certain covenants, conditions and restrictions contained in the recorded Declarations for the various sections of the community (referred to collectively as the Declarations); and

WHEREAS, the Board of Directors (“the Board”) of Crawford Farms Homeowners Association, Inc. wishes to adopt and promulgate these reasonable guidelines in compliance with Article V, Section 4 of the Declarations; and

WHEREAS, the Board intends to file these guidelines in the real property records of each county in which the subdivision is located, in compliance with Section 209.0041 of the Texas Property Code; and

NOW, THEREFORE BE IT RESOLVED, that the following Architectural Control Committee guidelines revised December 16, 2020 are established by the Board and supersede all previous guidelines filed in real property records.

This resolution of the Board of Directors has been duly adopted by Board of Directors majority vote December 15, 2020.

By: *Richard Gatewood*
President, Richard Gatewood

Attested By: *Rudy Martinez*
Vice President, Rudy Martinez

STATE OF TEXAS

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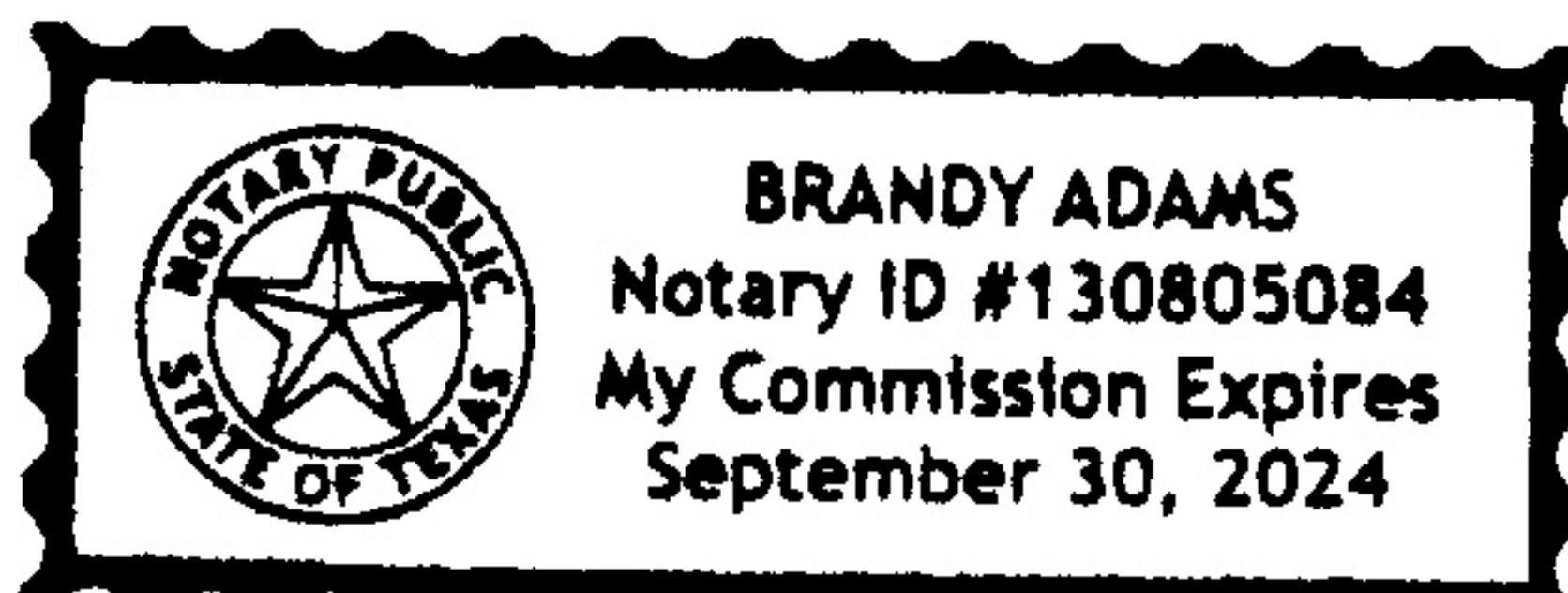
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COUNTY OF TARRANT

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This instrument was acknowledged before me on the 16th day of December 2020, by Richard Gatewood and Rudy Martinez, Directors for Crawford Farms Homeowners Association.

Brandy Adams
Brandy Adams, Notary Public, State of Texas



Crawford Farms Architectural Control Committee Guidelines

PLEASE NOTE: Failure to obtain ACC approval could result in the homeowner being forced to remove all unapproved items or completed projects.

General information

- **Homeowners must obtain Architectural Control Committee (ACC) approval prior to beginning any project even if the project or item appears to meet all guidelines.**
- **It is the homeowner's responsibility to understand if their project requires a city permit and obtain one if necessary.** <https://www.fortworthtexas.gov/departments/development-services/permits/residential-information>
- Projects and items must be submitted on association provided forms and include all required documentation which, depending on the project, may include diagrams, survey, color chart, neighbor approval forms, etc.
- The ACC is allowed thirty (30) days after the date of submission of requests complete with all required documents, drawings, plans, permits, drainage plans, etc. for review pursuant to the governing documents. The ACC will strive to resolve requests within ten (10) business days. If a response is not received from the ACC within 10 business days, it does not mean the project has either been approved or denied. If ten (10) business days have elapsed since submission or if there are any questions about the status of a project request, the homeowner should check the status of their request in Connect Resident Portal at <https://crawfordfarms.connectresident.com>.
 - material modifications or changes in any materials submitted to the ACC following approval by the ACC shall be resubmitted for inspection and approval.
 - such modifications must be approved or disapproved in writing within fifteen (15) business days after submission.
- Projects and items must be consistent with neighborhood norms and standards.
- **No modification of any type may alter the drainage plan. Drainage encroachment on another property shall be considered a civil matter between such owners.**
- Homeowners are allowed eight (8) items in front of the residence and an additional eight (8) items in the back of the residence. Pots originally manufactured and sold as flowerpots are not included in the eight (8) allowable items. Notwithstanding the foregoing, each such item must be submitted to the ACC and must receive the prior written approval of the ACC.
 - items must not exceed (24) inches in any direction, with the exclusion of fountains, trellises, bird baths, basketball goals and flag poles.
 - other items may be approved if consistent with neighborhood norms.
 - all items, regardless of the size, require ACC approval.
 - items may not be generally offensive or a nuisance to other owners, as determined in the sole and exclusive discretion of the ACC.
 - if a written complaint is filed, determination of the suitability of the item will be at the sole discretion of the ACC.
- All items including homeowner or original builder changes and improvements must be maintained in good repair at all times.
- Homeowners may appeal the ACC decisions in writing to the board of directors, through the property manager by email. In addition to the required written appeal the homeowner may also appear before the Board to present their reason for the appeal.

Crawford Farms Architectural Control Committee Guidelines

PLEASE NOTE: Failure to obtain ACC approval could result in the homeowner being forced to remove all unapproved items or completed projects.

Air conditioners

- Window or wall inserted air conditioners are not allowed if visible from the street.
- No air conditioning apparatus will be allowed to be installed in the front of the residence.

Awnings

- May be allowed but must be pre-approved by the ACC.

Basketball goals

- Allowed by the HOA subject to prior ACC approval.
- Do not count towards the eight (8) allowable items.
- Per city ordinance, basketball goals cannot be kept on the street at any time.
- Must be kept in good repair.

Bird houses and feeders

- Count towards the eight (8) allowable items.
- May be placed at the top of a pole (maximum 20 feet) but only in the rear of the home.
- If placed in the front yard they must conform to the size guidelines as stated in the general guidelines above.
- All such bird houses and feeders are subject to prior approval of the ACC.

Children's toys

- Children's toys do not count towards the eight (8) allowable items.
- Children's toys kept in good repair may be kept in back yards.

Doors - Front

- Replacement doors may include full length glass and decorative metal elements.
- Replacement doors may be stained or painted medium/light brown, grey, charcoal, black, red or blue.
- Any change to existing doors must be pre-approved by the ACC including screen and storm door additions.

Doors - Garage

- Replacement doors must be similar in style and material to the original door.
- Garage doors should be the same color as the trim of the home.
- Replacement doors may be stained or painted medium/light brown, gray, charcoal or black, subject to the trim color requirements.
- The following exceptions may be requested:
 - replacement doors may include windows in the top panel.
 - wooden doors are permitted but stain must be semi-transparent light to medium brown and must be maintained.
- Any changes made to a door must be pre-approved by the ACC.

Driveway

- Driveways are to be constructed of concrete and may not be stained.
- Driveways must be maintained so that there is no significant cracking or missing portions.
- All driveway repair or construction must be pre-approved by the ACC.

Fencing (not deed restricted)

- Alteration and/or replacement of any fence requires the prior approval of the ACC.
- All fences located on a shared property line shall be considered a shared fence. Each homeowner sharing the fence is equally responsible for reasonable costs of repair and maintenance. All changes must be

Crawford Farms Architectural Control Committee Guidelines

PLEASE NOTE: Failure to obtain ACC approval could result in the homeowner being forced to remove all unapproved items or completed projects.

agreed to in writing prior to consideration of the ACC. If the matter cannot be resolved between the homeowners privately, the dispute is considered a civil matter between such owners.

- When replacing a fence, it must be identical (including height and design) to the old fence. Any change, including post location, will require the written approval of each neighbor whose property abuts the replacement fence.
- Replacement of a shared fence that is not identical in style or height to that being replaced requires the adjoining neighbor's approval.
- If wooden fence pickets are replaced, the entire fence must be re-stained within sixty (60) days.
- Wood fences must be stained with a semi-transparent brown stain that is light to medium brown, or as otherwise permitted by the Declaration. Red tone stain is prohibited. Solid color stain or paint is not allowed. The stain color must be approved by the ACC.
- The standard wood fence height is six (6') feet. The maximum permissible wood fence height, (with written neighbor approval), is eight (8') feet at any point of the fence line. Regardless of any ACC approval (partial or otherwise), the ACC, Board, and/or Association shall not be responsible for verification of necessary city or municipal permitting. Each Owner is solely and exclusively responsible for securing all applicable permit(s) for the installation of fencing.
- Unless otherwise provided in the Declaration, all fences must be constructed of natural wood; not compressed wood products, vinyl or other man-made material.
- Fence posts must not be visible from the street.
- Fence posts must be made of steel pipe and not wood or other products.
- Decorative metal fencing is allowed on the shared property line subject to ACC approval. Input from adjacent neighbors may be required. The metal fence must match that described in Exhibit H to the declaration. The fence must be 4' tall, have three decorative rails and be painted flat black.
- Decorative metal gate sections (wing fence between house and property line), as described in Exhibit H, is allowed subject to ACC approval.

Fencing (deed restricted)

- Decorative Wood Fencing (bordering a street) Exhibit F to the Declaration
 - maintained by the homeowner in the original height, fence material, style
 - must be maintained with the identical original decorative elements including decorative cross trim, post caps and boxes as outlined in the governing documents in Exhibit F to the declaration.
 - fences must be stained with a semi-transparent brown stain that is light to medium brown, or as otherwise permitted by the Declaration. Red tone stain is not allowed. Solid color stain or paint is not allowed. The semi-transparent stain color must be pre-approved by the ACC.
 - original six (6') foot height must be maintained if replacing the deed restricted fence for only one home's portion of the contiguous fence.
 - a height of eight (8') feet may be approved by the ACC if the adjoining neighbor facing the same street also replaces their portion of the contiguous fence with an eight (8') foot fence at the same time.
- Steel Fence (bordering green space) Exhibit H to the Declaration
 - maintained by the homeowner in the original height, fence material and style.
 - must be maintained with the identical original decorative elements including three decorative rails as well as decorative gate posts with cap as outlined in Exhibit H to the declaration.

Crawford Farms Architectural Control Committee Guidelines

PLEASE NOTE: Failure to obtain ACC approval could result in the homeowner being forced to remove all unapproved items or completed projects.

- pillars must be maintained in good condition with the identical style and height as original construction.
- Econo Wood Fencing (bordering amenity green space) Exhibit E to the Declaration
 - maintained by the homeowner in the original height, fence material, style
 - must be maintained with the identical original decorative elements including decorative rail trim, as outlined in the governing documents in Exhibit E to the declaration.
 - fences must be stained with a semi-transparent brown stain that is light to medium brown, or as otherwise permitted by the Declaration. Red tone stain is not allowed. Solid color stain or paint is not allowed.
 - semi-transparent stain color must be pre-approved by the ACC.

Fencing (townhomes)

- Wood fencing must adhere to the guidelines listed Fencing (neither deed restricted nor facing a street) as listed above. Wooden driveway gates are permitted. Gates must match fencing in style, stain, and height.
- Decorative wrought iron-type fencing between the detached garage and home may be permitted with ACC approval adhering to Exhibit H design guidelines.
- Iron driveway gates are permitted. Gates must maintain decorative elements found in Exhibit H and include arch.
- All fencing and gates require approval from the ACC. All submissions must include a diagram with dimensions.

Flags and flag poles

- All flags must be displayed from a flagpole.
- Do not count towards the eight (8) allowable items.
- Flags may be up to 3 x 5 feet.
- Must be maintained in good condition.
- Spirit flags (ex: NFL, MLB, College, etc.) are allowed to be displayed for no more than 48 hours in any 72-hour period.
- Religious, campaign or holiday flags are allowed during the specific 30 period.
- One U.S. flag and one military flag are allowed to be flown without interruption.
- One flagpole of up to 6 feet in length may be attached to the façade of the home without ACC approval.
- One flagpole not to exceed 20 feet may be allowed by the HOA with ACC approval on which a maximum of 2 flags may be flown.
- All provisions herein above are subject to the requirements of Chapter 202 of the Tex. Prop. Code.

Fountains

- Count towards the eight (8) allowable items.
- May be up to 60 inches in height or width if approved by the ACC

Gutters

- Gutters and downspouts are permitted if the same color as the trim on the house.
- ACC approval is required.

Holiday decorations

- Do not require ACC review.
- Holiday flags are allowed during the specific holiday period.

Crawford Farms Architectural Control Committee Guidelines

PLEASE NOTE: Failure to obtain ACC approval could result in the homeowner being forced to remove all unapproved items or completed projects.

- Holiday decorations may exceed the maximum number of eight (8) items in front, and eight (8) items in back.
- Must be removed from the exterior of the home no more than thirty (30) days after the observed holiday.

Hoses

- Permitted without ACC approval. Must be stored from view of the front of the home when not in use.

Lighting

- Exterior lighting is permitted if it does not cause a nuisance to adjacent lots.
- ACC approval is required.

Landscaping

- At a minimum, the landscaping for each Lot shall consist of a fully sodded front yard and a fully grassed side yard on the street side of each corner Lot and the planting of two (2) deciduous trees a minimum of three inch (3") caliper and nine feet (9') in height in the front yard (between the building set back line and the sidewalk) of each 60' Lot, 70' Lot and 75' Lot; and one (1) tree a minimum of three inch (3") caliper and nine feet (9') in height in the front yard of each 55' and smaller lots and each Duplex Lot. A caliper measurement is the diameter of the trunk when measured one foot above the soil. Trees may not be planted within six feet (6') of the building setback line.
- Variations of only one (1) tree in the front of the yard may be submitted for ACC consideration.
- Landscaping shall be consistent with the norms of the neighborhood.
- Landscaping plans (including lighting) must be approved by the ACC.
- Plantings must be maintained and not neglected or overgrown.
- Dead plantings must be removed and replaced if necessary.
- Synthetic turf is not permitted where it is publicly visible.
- Xeriscaping may be permitted but with limitations including the following:
 - all plans must be submitted and approved prior to any modification.
 - xeriscaped areas may not be more than 25% of the front yard.
 - areas composed of a single material; i.e. bare mulch/rock is not allowed unless interspersed with plants.
 - complete diagram must be submitted with request for consideration.
 - decomposed granite, ground hardwood mulch, or loose stone material for a ground cover in addition to live landscape elements that is maintained to prevent weed growth may be permitted.
 - a border along the front sidewalk is not to be constructed. If the ground cover meets the sidewalk the level of the yard must be low enough to keep the material from washing onto the sidewalk.
 - the design must also include elements that keep material from washing into the neighboring lawn.
 - flagstones and/or up to three landscape rocks may be included but must not be over twelve (12") inches high and six (6) square feet.
 - all drawings, plans and type of material to be used must be included in the submission to the ACC.
 - all provisions herein above are subject to the requirements of Chapter 202 of the Tex. Prop. Code.

Mailboxes

- All mailboxes shall be constructed of brick that is the same (or substantially similar if no longer in production or reasonably available) to that used on the home.
- Must meet all United States Postal Service rules and regulations.
- Must be maintained in good condition and repair and not allowed to lean.

Crawford Farms Architectural Control Committee Guidelines

PLEASE NOTE: Failure to obtain ACC approval could result in the homeowner being forced to remove all unapproved items or completed projects.

- Any change or repair requires ACC approval.

Painting exterior

- Paint color of trim and hardy-board siding is limited to those basic colors originally used by the builders when the homes were built including, but not necessarily limited to, white, pale yellow, taupe, almond, grey, and brown.
- Painting of brick may be granted by variance by submission of the ACC, and subsequent approval of the board. Adjacent homes may not have the same painting scheme.
- Variations may be approved if the color is similar to one of the above listed paint colors.
- The exterior of the home must be maintained so as not to have fading, chipping or missing paint.
- Prior to any exterior painting, all paint selections must be identified by brand and number and surface applied, with the ACC request for approval.

Patios and decks

- Must be consistent with neighborhood norms. For example: wooden decks are not permitted in the front of the home.
- No modification may alter the drainage plan. Drainage encroachment on another property shall be considered a civil matter between such owners.
- Prior to construction, a request must be submitted to the ACC for approval.

Patio covers, pergolas, and porch roofs

- Prior ACC approval is required.
- Maximum height at the peak of freestanding patio covers and pergolas at the highest point-is 12 feet.
- Pergolas, patio covers, and porch roofs are not to exceed 75% of the total rear yard.
- If shingles are to be used, they must be the same color and style as the roof on the home.
- Pergolas, patio covers, and porch roofs may utilize:
 - bronze or dark brown color standard metal standing seam roofing,
 - bronze or dark brown color raised seam roofing utilizing surface screws or
 - roofing shingles that are the approximate style and color as the existing roof
- may be covered with twin-wall polycarbonate sheets in a light tint. Exact photo, color, and description will be required for approval. Corrugated covering is prohibited.

Patio equipment including furniture, cooking units and benches

- Does not count towards the eight (8) allowable items.
- Must be kept in an area where items are appropriate.
- Such equipment must be used for the manufacturer's intended purpose.
- Cooking units must be screened from view from the street when not in use.

Rain Barrels

- Rain barrels specifically manufactured for that purpose are allowed with ACC approval.
- They must be placed in a location with the lowest possible visibility.
- Downspouts attached to the rain barrel must match the home's trim color.
- Rain barrels are not allowed in the front yard of homes or visible from the street if other options for placement are available.
- Landscape screening may be required.
- All provisions herein above are subject to the requirements of Chapter 202 of the Tex. Prop. Code.

Crawford Farms Architectural Control Committee Guidelines

PLEASE NOTE: Failure to obtain ACC approval could result in the homeowner being forced to remove all unapproved items or completed projects.

Raised planting beds

- Raised planting beds that are consistent with neighborhood standards are allowed by the HOA with ACC approval.
- A front yard raised bed must be similar in color or appearance to the home including any brick or stone. Plastic, vinyl, wood or metal may not be used to form a raised bed.
- Rear yard raised beds must match the existing home and landscaping in color or appearance to the brick or stone used on the home. Rear yard raised beds made of wood are also allowed but must be stained with a semi-transparent brown.

Recreational Vehicles

- No motor vehicle or non-motorized vehicle, including, but not limited to, motor homes, boats, ATVs and wave runners may be parked or stored on any property for more than 24 hours in any 72-hour period, unless such vehicle is less than twenty-one (21') feet in length and is completely concealed from public view inside a garage or other enclosure approved by the City and the ACC except passenger automobiles and vans, motorcycles, pick-up trucks, or pick-up trucks with attached bed campers that are in operating condition with current license plates and inspection stickers and are in daily use as motor vehicles on the streets and highways of the State of Texas.

Roofing

- Prior ACC approval is required prior to removal of existing roof.
- Shingles must be composed of 240-pound standard dimensional asphalt shingle with weathered wood coloration (light to medium colors including earth tones greys and earth tone browns). Multi-color shingles are also allowed in the previously noted colors.
- The shingles must also be similar to the original style.

Room additions

- Construction materials must be the same as the original home including similar roof pitch, roofing shingles, walls and color.
- Requires detailed information and drawings for ACC approval.

Screens

- Regular screens are permitted.
- Solar screens are permitted subject to ACC approval.

Sidewalks and Walkways

- Homeowners are responsible for keeping sidewalks on their property in good condition.
- All replacement or repair of front sidewalks must be constructed of concrete and meet city specifications and regulations.
- Sidewalks and curbs are to be maintained so that there is no significant cracking or missing portions.
- Concrete may not be stained.
- Flagstone walkways require a mortar construction method and are subject to ACC approval.
- All changes must be approved by the ACC.

Signs

- Signs advertising contract work are prohibited.
- House number signs may be professionally painted using black and white paint on the curb in block format and do not require ACC approval.

Crawford Farms Architectural Control Committee Guidelines

PLEASE NOTE: Failure to obtain ACC approval could result in the homeowner being forced to remove all unapproved items or completed projects.

- House for sale signs that are no more than 6 square feet in size are permitted without ACC approval.
- Other types of signs that are smaller than 6 square feet may be permitted subject to ACC approval.
- All signs must conform with the requirements of Section 4.14 of the Declaration.
- Restrictions related to campaign signs are subject to the requirements of Tex. Election Code § 259.002 (as may be amended).

Satellite dishes

- Up to 39 inches in diameter are allowable.
- Minimal visibility to the street is required.
- May not be erected on a pole or tower.

Sheds, or other types of freestanding structures

- Detailed information must be submitted for ACC approval including location and building specifications.
- Required information must include length, width, height at the peak, roof pitch and all building materials to be used in the construction.
- Maximum size (footprint) is 120 square feet (ex: 10 x12 feet).
- Maximum height at the peak of the ridgeline is 10 feet including foundation.
- Roofing must be:
 - Bronze or dark brown color standard metal standing seam roofing
 - Bronze or dark brown color raised seam roofing utilizing surface screws or
 - Roofing shingles that are the approximate style and color as the existing roof
- Siding must be cement fiberboard and the paint color must match the house. Metal siding is not permitted.
- Vinyl, composite or metal sheds are not allowed.
- Landscaping to screen the building from view of the street or greenbelt is required.
- Shed roofing, paint and construction must be maintained in good condition.

Solar Panels

- Solar panels are permitted subject to ACC review.
- Please refer to the approved solar panel policy located on <https://crawfordfarms.connectresident.com>

Spas

- Spas are permitted subject to ACC review.
- Request must include a drawing showing exact location of proposed spa.

Swimming pools

- Above ground pools are not allowed.
- Detailed plans including location, dimensions, setbacks and description of the pool, location of pumps and filter, patios/decks, shade structures and landscaping, drainage plan, and city permit(s) must be submitted with the request prior to ACC review.
- Pool equipment must be screened from view of street, greenspace, and neighboring properties.
- If a shared fence will be affected, neighbor approval must be obtained, and an additional ACC request must be submitted in conjunction with the pool request.

Trailers (all types)

- May not be stored on any property for more than 24 hours in any 72 hour period, unless such vehicle is less than twenty-one (21') feet in length and is completely concealed from public view inside a garage or other enclosure approved by the City and the ACC, except passenger automobiles and vans, motorcycles,

Crawford Farms Architectural Control Committee Guidelines

PLEASE NOTE: Failure to obtain ACC approval could result in the homeowner being forced to remove all unapproved items or completed projects.

pick-up trucks, or pick-up trucks with attached bed campers that are in operating condition with current license plates and inspection stickers and are in daily use as motor vehicles on the streets and highways of the State of Texas.

Trellises

- Subject to prior ACC approval.
- Do not count towards the eight (8) allowable items.
- Homeowner may add up to two (2) additional trellises in the front yard and two trellises in the back yard.
- Trellises must serve their intended purpose, which is to contain live plantings.
- Trellises are not restricted as to size but the size must be appropriate to the plants supported.

Water filters

- If to be installed on the exterior of the home, ACC approval is required.

Window tinting

- Standard tinting may be allowed but must be approved by ACC.

Wreaths

- One decorative wreath per door is allowed by the HOA.
- Will not count towards the eight (8) allowable items.
- Does not require ACC approval.

Crawford Farms Architectural Control Committee Guidelines

PLEASE NOTE: Failure to obtain ACC approval could result in the homeowner being forced to remove all unapproved items or completed projects.

Shared Property Modification-Neighbor Approval Form

Owner Name	
Owner Address	
Owner Phone	
Owner Email	
Detailed description of fence alteration. Please include height, style, stain color, post location, retaining wall, materials etc.,	

Shared Property Acknowledgement and Agreement

By signing this form, you hereby agree that you have read and understand the scope of the project as presented. You affirm that complete project design, contractor information (if applicable), ACC request form, and its attachments have been presented by the above party and that as the owner of shared property, you are equally responsible for reasonable cost of repair and maintenance of the shared property that is modified.

Owner Signature	Name	Address	Email

Crawford Farms Architectural Control Committee Guidelines

PLEASE NOTE: Failure to obtain ACC approval could result in the homeowner being forced to remove all unapproved items or completed projects.

Shared Property Modification-Neighbor Approval Form

Owner Name	
Owner Address	
Owner Phone	
Owner Email	
Detailed description of fence alteration. Please include height, style, stain color, post location, retaining wall, materials etc.,	

Shared Property Acknowledgement and Agreement

By signing this form, you hereby agree that you have read and understand the scope of the project as presented. You affirm that complete project design, contractor information (if applicable), ACC request form, and its attachments have been presented by the above party and that as the owner of shared property, you are equally responsible for reasonable cost of repair and maintenance of the shared property that is modified.

Owner Signature	Name	Address	Email



FILED AND RECORDED
OFFICIAL PUBLIC RECORDS OF
TARRANT COUNTY, TEXAS
12/16/2020 01:11 PM

D220330727
NOTICE
Pages: 11
Fees: \$59.00

Mary Louise Nicholson
MARY LOUISE NICHOLSON
COUNTY CLERK



MARY LOUISE NICHOLSON
COUNTY CLERK

100 West Weatherford Fort Worth, TX 76196-0401

PHONE (817) 884-1195

CRAWFORD FARMS HOA
3102 OAK LAWN AVE SUITE 202
DALLAS, TX 75219

Submitter: CRAWFORD FARMS HOA

DO NOT DESTROY
WARNING - THIS IS PART OF THE OFFICIAL RECORD.

Filed For Registration: 11/4/2019 12:22 PM

Instrument #: D219253341

OPR 11 PGS \$55.00

By: _____

Mary Louise Nicholson

D219253341

ANY PROVISION WHICH RESTRICTS THE SALE, RENTAL OR USE OF THE DESCRIBED REAL PROPERTY
BECAUSE OF COLOR OR RACE IS INVALID AND UNENFORCEABLE UNDER FEDERAL LAW.

Crawford Farms Architectural Control Committee Guidelines

PLEASE NOTE: Failure to obtain ACC approval could result in the homeowner being forced to remove any and all unapproved items or completed projects.

General information

- **Homeowners must obtain Architectural Control Committee (ACC) approval prior to beginning any project even if the project or item appears to meet all guidelines.**
- Projects and items must be submitted on association provided forms and include all required documentation which, depending on the project, may include diagrams, survey, color chart, neighbor approval forms, etc.
- The ACC is allowed thirty (30) days after the date of submission to review requests pursuant to the governing documents. The ACC will strive to resolve requests within ten (10) business days. If a response is not received from the ACC through management within 10 business days, it does not mean the project has either been approved or denied. If ten (10) business days have elapsed since submission or if there are any questions about the status of a project request, the homeowner should contact the property manager for information at manager@crawfordfarmshoa.com. Material modifications or changes in any materials submitted to the ACC following approval by the ACC shall be resubmitted for inspection and approval. Such modifications must be approved or disapproved in writing within fifteen (15) business days after submission.
- Projects and items must be consistent with neighborhood norms and standards.
- No modification may alter the drainage plan. Drainage encroachment on another property shall be considered a civil matter between such owners.
- Homeowners are allowed eight (8) items in front of the residence and an additional eight (8) items in the back of the residence. Pots originally manufactured and sold as flower pots are not included in the eight (8) allowable items. Notwithstanding the foregoing, each such item must be submitted to the ACC and must receive the prior written approval of the ACC.
 - Items must not exceed (24) inches in any direction, with the exclusion of fountains, trellises, bird baths, basketball goals and flag poles. Other items may be approved if consistent with neighborhood norms. All items, regardless of the size, require ACC approval.
 - Items may not be generally offensive or a nuisance to other owners, as determined in the sole and exclusive discretion of the ACC.
 - If a written complaint is filed, determination of the suitability of the item will be at the sole discretion of the ACC.
 - All items including homeowner or original builder changes and improvements must be maintained in good repair at all times.
 - Homeowners may appeal the ACC decision in writing through the property manager by email. In addition to the required written appeal the homeowner may also appear before the Board to present their reason for the appeal.

Air conditioners

- Window or wall inserted air conditioners are not allowed if visible from the street.
- No air conditioning apparatus will be allowed to be installed in the front of the residence.

Awnings

- May be allowed but must be pre-approved by the ACC.

Crawford Farms Architectural Control Committee Guidelines

PLEASE NOTE: Failure to obtain ACC approval could result in the homeowner being forced to remove any and all unapproved items or completed projects.

Basketball goals

- Allowed by the HOA subject to prior ACC approval.
- Do not count towards the eight (8) allowable items.
- Per city ordinance, basketball goals cannot be kept on the street at any time.
- Must be kept in good repair.

Bird houses and feeders

- Count towards the eight (8) allowable items.
- May be placed at the top of a pole (maximum 20 feet) but only in the rear of the home.
- If placed in the front yard they must conform to the size guidelines as stated in the general guidelines above.
- All such bird houses and feeders are subject to prior approval of the ACC.

Children's toys

- Children's toys do not count towards the eight (8) allowable items.
- Children's toys kept in good repair may be kept in back yards.

Doors - Front

- Replacement doors may include full length glass and ornamental metal scrolls or decorative metal bars.
- Replacement doors may be stained or painted medium/light brown, grey, charcoal, black, red or blue.
- Any change to existing doors must be pre-approved by the ACC.

Doors - Garage

- Replacement doors must be similar in style and material to the original door but may include windows in the top panel.
- Replacement doors may be stained or painted medium/light brown, gray, charcoal or black, subject to the color requirements in the provision herein below.
- Garage doors must be the same color as the trim or front door.
- Any changes made to a door must be pre-approved by the ACC.

Driveway

- Driveways are to be constructed of concrete and may not be stained.
- Driveways must be maintained so that there is no significant cracking or missing portions.
- All driveway repair or construction must be pre-approved by the ACC.

Fencing (neither deed restricted nor facing a street)

- Alteration and/or replacement of any fence requires the prior approval of the ACC.
- All fences located on a shared property line shall be considered a shared fence. Each homeowner sharing the fence is equally responsible for reasonable costs of repair and maintenance. All changes must be agreed to in writing prior to consideration of the ACC. If the matter cannot be resolved between the homeowners privately, the dispute is considered a civil matter between such owners.
- When replacing a fence, it must be identical (including height and design) to the old fence. Any change, including post location, will require the written approval of each neighbor whose property abuts the replacement fence.
- Replacement of a shared fence that is not identical in style or height to that being replaced requires the adjoining neighbor's approval.
- If fence pickets are replaced, the entire fence must be re-stained within sixty (60) days.

Crawford Farms Architectural Control Committee Guidelines

PLEASE NOTE: Failure to obtain ACC approval could result in the homeowner being forced to remove any and all unapproved items or completed projects.

- Fences must be stained with a semi-transparent brown stain that is light to medium brown, or as otherwise permitted by the Declaration. Red tone stain is prohibited. Solid color stain or paint is not allowed. The stain color must be approved by the ACC.
- The minimum fence height is six (6') feet. The maximum permissible fence height, (with written neighbor approval) to include retaining walls, is eight (8') feet at any point of the fence line.
- All fences must be constructed of natural wood; not compressed wood products, vinyl or other man-made material.
- Fence posts must not be visible from the street.
- Fence posts must be made of steel pipe and not wood or other products.

Fencing (deed restricted, decorative wood fencing facing a street)

- Must be maintained with the original decorative elements to include decorative cross trim, post caps and boxes as outlined in the governing documents in Exhibit F.
- Fences must be stained with a semi-transparent brown stain that is light to medium brown, or as otherwise permitted by the Declaration. Red tone stain is not allowed. Solid color stain or paint is not allowed. The stain color must be pre-approved by the ACC.
- The original six (6') foot height must be maintained when replacing the deed restricted fence for only one home.
- A height of eight (8') feet may be approved by the ACC if the adjoining neighbor facing the same street also replaces their fence with an eight (8') foot fence at the same time.
- Fences bordering green space, common areas and school property are to be maintained by the homeowner in the original height, fence material, style and color including pillars.

Flags and flag poles

- Do not count towards the eight (8) allowable items.
- Flags may be up to 3 x 5 feet.
- Must be maintained in good condition.
- Spirit flags (ex: NFL, MLB, College, etc.) are allowed to be displayed for no more than 48 hours in any 72 hour period.
- Religious or holiday flags are allowed during the specific holiday period.
- One U.S. flag and one military flag are allowed to be flown without interruption.
- One flagpole of up to 6 feet in length may be attached to the façade of the home without ACC approval.
- One flagpole not to exceed 20 feet may be allowed by the HOA with ACC approval on which a maximum of 2 flags may be flown.
- All provisions herein above are subject to the requirements of Chapter 202 of the Tex. Prop. Code.

Fountains

- Count towards the eight (8) allowable items.
- May be up to 60 inches in height or width if approved by the ACC

Gutters

- Gutters and downspouts are permitted if the same color as the trim on the house.
- ACC approval is required.

Crawford Farms Architectural Control Committee Guidelines

PLEASE NOTE: Failure to obtain ACC approval could result in the homeowner being forced to remove any and all unapproved items or completed projects.

Holiday decorations

- Do not require ACC review.
- Holiday flags are allowed during the specific holiday period.
- Holiday decorations may exceed the maximum number of eight (8) items in front, and eight (8) items in back.
- Must be removed from the exterior of the home no more than thirty (30) days after the observed holiday.

Hoses

- Permitted without ACC approval. Must be stored from view of the front of the home when not in use.

Lighting

- Exterior lighting is permitted if it does not cause a nuisance to adjacent lots.
- ACC approval is required.

Landscaping

- At a minimum, the landscaping for each Lot shall consist of a fully sodded front yard and a fully grassed side yard on the street side of each corner Lot and the planting of two (2) trees a minimum of three inch (3") caliper and nine feet (9') in height in the front yard (between the building set back line and the sidewalk) of each 60' Lot, 70' Lot and 75' Lot; one (1) tree a minimum of three inch (3") caliper and nine feet (9') in height in the front yard of each 55' Lot and each Duplex Lot. A caliper measurement is the diameter of the trunk when measured one foot above the soil.
- Variations of only one (1) tree in the front of the yard may be submitted for ACC consideration.
- Landscaping shall be consistent with the norms of the neighborhood.
- Landscaping plans (including lighting) must be approved by the ACC.
- Plantings must be maintained and not neglected or overgrown.
- Dead plantings must be removed and replaced if necessary.
- Synthetic turf is not permitted where it is publicly visible.
- Xeriscaping may be permitted but with limitations including but not necessarily limited to, the following:
 - The entire yard may not consist of the same material. The yard must not be completely covered by crushed granite, wood type mulch or a single type of plant.
 - A border along the front sidewalk is not to be constructed. If the mulch, etc. meets the sidewalk the level of the yard must be low enough to keep the material from washing onto the sidewalk.
 - The design must also include elements that keep material from washing into the neighboring lawn.
 - Up to three landscape rocks may be included but must not be over twelve (12") inches high and six (6) square feet.
 - All drawings, plans and type of material to be used must be included in the submission to the ACC.
 - All provisions herein above are subject to the requirements of Chapter 202 of the Tex. Prop. Code.

Mailboxes

- All mailboxes shall be constructed of brick that is the same (or substantially similar if no longer in production or reasonably available) to that used on the home.
- Must meet all United States Postal Service rules and regulations.
- Must be maintained in good condition and repair and not allowed to lean.
- Any change or repair requires ACC approval.

Crawford Farms Architectural Control Committee Guidelines

PLEASE NOTE: Failure to obtain ACC approval could result in the homeowner being forced to remove any and all unapproved items or completed projects.

Painting exterior

- Paint color of trim and hardy-board siding is limited to those basic colors originally used by the builders when the homes were built including, but not necessarily limited to, white, pale yellow, taupe, almond, grey and other light colors.
- Painting of brick is prohibited.
- Variations may be approved if the color is similar to one of the original paint colors.
- The exterior of the home must be maintained so as not to have fading, chipping or missing paint.
- Prior to any exterior painting, a paint sample or color chart must be submitted with the ACC request for approval.

Patios and decks

- Must be consistent with neighborhood norms. For example: wooden decks are not permitted in the front of the home.
- Prior to construction, a request must be submitted to the ACC for approval.

Patio covers and porch roofs

- Prior ACC approval is required.
- If shingles are to be used, they must be the same color and style as the roof on the home.
- Pergolas and patio covers may utilize metal standing seam roofing but only in a bronze color or roofing shingles that are the approximate style and color as the existing roof.

Patio equipment including furniture, cooking units and benches

- Does not count towards the eight (8) allowable items.
- Must be kept in an area where items are appropriate.
- Such equipment must be used for the manufacturer's intended purpose.
- Cooking units are limited to two (2) units if visible.

Rain Barrels

- Rain barrels specifically manufactured for that purpose are allowed with ACC approval.
- They must be placed in a location with the lowest possible visibility.
- Downspouts attached to the rain barrel must match the home's trim color.
- Rain barrels are not allowed in the front yard of homes or visible from the street if other options for placement are available.
- Landscape screening may be required.
- All provisions herein above are subject to the requirements of Chapter 202 of the Tex. Prop. Code.

Raised bed gardens

- Raised bed gardens that are consistent with neighborhood standards are allowed by the HOA with ACC approval.
- A front yard raised bed must be similar in color or appearance to the home including any brick or stone. Plastic, vinyl, wood or metal may not be used to form a raised bed.
- Rear yard raised beds must match the existing home and landscaping in color or appearance to the brick or stone used on the home. Rear yard raised beds made of wood are also allowed, but must be stained with a semi-transparent brown.

Crawford Farms Architectural Control Committee Guidelines

PLEASE NOTE: Failure to obtain ACC approval could result in the homeowner being forced to remove any and all unapproved items or completed projects.

Recreational Vehicles

- No motor vehicle or non-motorized vehicle, including, but not limited to, motor homes, boats, ATVs and wave runners may be parked or stored on any property for more than 24 hours in any 72-hour period, unless such vehicle is less than twenty-one (21') feet in length and is completely concealed from public view inside a garage or other enclosure approved by the City and the ACC except passenger automobiles and vans, motorcycles, pick-up trucks, or pick-up trucks with attached bed campers that are in operating condition with current license plates and inspection stickers and are in daily use as motor vehicles on the streets and highways of the State of Texas.

Roofing

- Prior ACC approval is required.
- Shingles must be composed of 240 pound standard dimensional asphalt shingle with weathered wood coloration (light to medium colors including earth tones, greys and browns). Multi-color shingles are also allowed in the previously noted colors.
- The shingles must also be similar to the original style.

Room additions

- Construction materials must be the same as the original home including similar roof pitch, roofing shingles, walls and color.
- Requires detailed information and drawings for ACC approval.

Screens

- Regular screens are permitted.
- Solar screens are permitted subject to ACC approval.

Sidewalks

- Homeowners are responsible for keeping sidewalks on their property in good condition.
- All sidewalks must be constructed of concrete and meet city specifications and regulations.
- Sidewalks and curbs are to be maintained so that there is no significant cracking or missing portions.
- Concrete may not be stained.
- All changes must be approved by the ACC.

Signs

- Signs advertising contract work are prohibited.
- House number signs may be professionally painted using black and white paint on the curb in block format and do not require ACC approval.
- House for sale signs that are no more than 6 square feet in size are permitted without ACC approval.
- Other types of signs that are smaller than 6 square feet may be permitted subject to ACC approval.
- All signs must conform with the requirements of Section 4.14 of the Declaration.
- Restrictions related to political signs are subject to the requirements of Tex. Election Code § 259.002 (as may be amended).

Satellite dishes

- Up to 39 inches in diameter are allowable.
- Minimal visibility to the street is required.
- May not be erected on a pole or tower.

Crawford Farms Architectural Control Committee Guidelines

PLEASE NOTE: Failure to obtain ACC approval could result in the homeowner being forced to remove any and all unapproved items or completed projects.

Sheds or other types of out buildings

- Detailed information must be submitted for ACC approval including location and building specifications.
- Required information must include length, width, height at the peak, roof pitch and all building materials to be used in the construction.
- Maximum size (footprint) is 120 square feet (ex: 10 x12 feet).
- Maximum height at the peak of the ridgeline is 10 feet.
- Roof shingles must be similar to those on the house.
- Siding must be cement fiberboard and the paint color must match the house. Metal siding is not permitted.
- Vinyl /composite/metal sheds are not allowed.
- Landscaping to screen the building from view may be required by the ACC.
- Shed roofing, paint and construction must be maintained in good condition.

Spas

- Spas are permitted subject to ACC review.
- Request must include a drawing showing exact location of proposed spa.

Swimming pools

- Detailed plans including location, dimensions, setbacks and description of the pool, pumps and filter, patios/decks, shade structures and landscaping, drainage plan, and city permit(s) must be submitted with the request prior to ACC review.
- If a shared fence will be affected, neighbor approval must be obtained and an additional ACC request must be submitted in conjunction with the pool request.

Trailers (all types)

- May not be stored on any property for more than 24 hours in any 72 hour period, unless such vehicle is less than twenty-one (21') feet in length and is completely concealed from public view inside a garage or other enclosure approved by the City and the ACC, except passenger automobiles and vans, motorcycles, pick-up trucks, or pick-up trucks with attached bed campers that are in operating condition with current license plates and inspection stickers and are in daily use as motor vehicles on the streets and highways of the State of Texas.

Trellises

- Subject to prior ACC approval.
- Do not count towards the eight (8) allowable items.
- Homeowner may add up to two (2) additional trellises in the front yard and two trellises in the back yard.
- Trellises must serve their intended purpose, which is to contain live plantings.
- Trellises are not restricted as to size but the size must be appropriate to the plants supported.

Water filters

- If to be installed on the exterior of the home, ACC approval is required.

Window tinting

- Not allowed.

Crawford Farms Architectural Control Committee Guidelines

PLEASE NOTE: Failure to obtain ACC approval could result in the homeowner being forced to remove any and all unapproved items or completed projects.

Wreaths

- One decorative wreath per door is allowed by the HOA.
- Will not count towards the eight (8) allowable items.
- Does not require ACC approval.

A handwritten signature in black ink, appearing to read "D. H. [unclear]", is positioned below the list of guidelines.

Crawford Farms Architectural Control Committee Guidelines

PLEASE NOTE: Failure to obtain ACC approval could result in the homeowner being forced to remove any and all unapproved items or completed projects.

Fence Alteration-Neighbor Approval Form

Owner Name	
Owner Address	
Owner Phone	
Owner Email	
Detailed description of fence alteration. Please include height, style, stain color, post location, retaining wall, etc.,	

Shared Property Acknowledgement and Agreement

By signing this form, you hereby agree that you have read and understand the scope of the project as presented. You affirm that complete project design, contractor information (if applicable), ACC request form, and its attachments have been presented by the above party and that as the owner of shared property, you are equally responsible for reasonable cost of repair and maintenance of the fence.

Owner Signature	Name	Address	Email

Crawford Farms Architectural Control Committee Guidelines

October 2016

General information

- Homeowners are to obtain Architectural Control Committee (ACC) approval prior to beginning all projects including, but not limited to, paint color, construction and landscaping changes.
- Submit your projects for approval even if the project or item appears to meet all guidelines.
- Failure to obtain ACC approval could result in the homeowner being forced to remove any and all unapproved items or completed projects.
- Projects and Items must be submitted on appropriate forms and include any required documentation which, depending on the project, may include diagrams, survey, color chart, neighbor approval forms, etc.
- The ACC will strive to respond to requests within 10 business days. If a response is not received from the ACC within 10 business days it does not mean the project has either been approved or denied. If 10 business days have elapsed since submission or if there are any questions about the status of a project request the homeowner should contact the property manager for information.
- Pots with natural-colored foliage, fountains, garden flags, bird baths, iron pieces, sculptures, bird feeders and other items with either a decorative or a non-essential purpose may meet ACC guidelines and approval as defined in this document.
- Projects and items must be consistent with neighborhood norms and standards.
- Homeowners are allowed 8 items in front of the residence and an additional 8 items in the back of the residence. Pots originally manufactured and sold as flower pots are not included in the 8 allowable items.
- Items must not exceed 24" in any direction, with the exclusion of fountains, trellises, bird baths, basketball goals and flag poles. Other items may be approved if consistent with neighborhood norms. All items exceeding 24" require ACC approval.
- Items may not be generally offensive or a nuisance to other owners.
- If a written complaint is filed, determination of the suitability of the item will be at the sole discretion of the ACC.
- Homeowners must maintain their property including work done by the original builder and changes made by the homeowner.
- **Air conditioners**
- Window or wall inserted air conditioners are not allowed if visible from the street.
- No air conditioning apparatus will be allowed to be installed in the front of the residence.

Awnings

- May be allowed but must be approved by the ACC.

Basketball goals

- Allowed by the HOA subsequent to ACC approval.
- Do not count towards the 8 allowable items.
- Per city ordinance, basketball goals cannot be kept on the street at any time.

Bird houses and feeders

- Count towards the 8 allowable items.
- May be placed at the top of a high pole but only in the back yard.
- If placed in the front yard they must conform to the size guidelines.

Bird baths:

- Count towards the 8 allowable items.
- Diameter should not exceed 24".

Children's toys

- Children's toys do not count towards the 8 allowable items.
- Play sets / swing sets are not to exceed 12' in height.
- Items kept in good repair may be kept in back yards.

Doors - front and garage

- Replacement doors are to be similar in style and color as well as be consistent with the neighborhood norms.
- Any change of a door must be approved by the ACC.

Driveway

- Driveways are to be constructed of concrete and consistent with the neighborhood norms.
- Are to be maintained so that there is no significant cracking or missing portions.
- Standard and/or nonstandard driveway repair or construction must be approved by the ACC.

Fencing

- Replacing fence requires ACC approval.
- If fencing is replaced, the entire fence may either be stained, or all existing fencing must be pressure washed in order for the old and new boards to match in color within 60 days.
- Fences may be stained with a semi-transparent brown stain that is light or medium brown. Solid color stain or paint is not allowed. The stain color must be approved by the ACC.
- The standard fence height is 6'. No fence shall be approved if it is over 8' high.
- All fences must be constructed of wood with tubular steel posts, brick, metal pickets or other material specifically approved by the ACC.
- Fence structural supports must be inside and therefore not visible from the street.

- The style of the new fence must be the same as that being replaced.
- When replacing the fence it must be identical (including size) to the old fence. Any change will require the written approval of each neighbor whose property abuts the replacement fence.
- Fencing is to be maintained including replacement of missing or broken boards. The fence must also be maintained in an upright position and not sagging.

Flags and flag poles

- Do not count towards the 8 allowable items.
- Flags may be up to 3' x 5'.
- Must be maintained in good condition.
- Spirit flags (ex: NFL, MLB, College, etc.) are allowed to be displayed for no more than 48 hours in any 72 hour period.
- Religious or holiday flags are allowed during the specific holiday period.
- The U.S. flag, Texas flag and a domestic military flag are allowed to be flown without interruption.
- One flagpole of up to 6' in length may be attached to the façade of the home on which one flag may be flown without ACC approval.
- One flagpole not to exceed 20' is allowed by the HOA with ACC approval on which a maximum of 2 flags may be flown.

Fountains

- Count towards the 8 allowable items.
- May be up to 60" in height or width if approved by the ACC.

Gutters

- Gutters and downspouts are permitted if they are the same color as the trim on the house.

Holiday decorations

- Do not require ACC review.
- Holiday flags are allowed during the specific holiday period.
- Holiday decorations may exceed the maximum number of 8 items in front, and 8 items in back.

Hoses

- Permitted without ACC approval.

Landscaping

- Landscaping shall be consistent with the norms of the neighborhood.
- Landscaping plans (including lighting) must be approved by the ACC.
- All plantings, including grass, must be maintained and not neglected or overgrown.
- Dead plantings must be removed.

Lighting

- Exterior lighting is permitted if it does not appear to cause a nuisance to neighboring lots.

Mailboxes

- All mailboxes shall be constructed of brick that is similar to that used on the home.
- Must meet all United States Postal Service rules and regulations.
- Must be maintained in good condition.
- Any change or repair requires ACC approval.

Painting exterior

- Paint color is limited to those basic colors originally used by the builders when the homes were built including, but not necessarily limited to, white, pale yellow, taupe, almond and other light colors.
- Variations may be approved if the color is similar to one of the original paint colors.
- The exterior of the home must be maintained so as not to have fading, chipping or missing paint.
- A paint sample or color chart must be submitted with the ACC request for approval.

Patios and decks

- Must be consistent with neighborhood norms. For example: wooden decks are not appropriate for the front of the home.
- Requires ACC approval.

Patio covers and porch roofs

- Must be the same roof pitch as the roof on the home.
- Shingles are to be used that are the same color and style as the roof on the home.
- Pergolas and patio covers may utilize metal standing seam roofing but only in a bronze color or roofing shingles that are the approximate style and color as the existing roof.

Patio equipment including furniture, cooking units and benches

- Does not count towards the 8 allowable items.
- Must be kept in an area where items are appropriate.
- Must be manufactured for intended purpose.
- Cooking units are limited to 2 units if visible.

Rain Barrels

- Rain barrels specifically manufactured for that purpose are allowed with ACC approval.
- They must be placed in a location with the lowest possible visibility.
- Downspouts attached to the rain barrel must match the home's trim color.
- Rain barrels are not allowed in the front yard of homes or visible from the street if other options for placement are available.
- Landscape screening may be required.

Raised bed gardens

- Raised bed gardens that are consistent with neighborhood standards are allowed by the HOA with ACC approval.

- A front yard raised bed should be similar in color or appearance to the home including any brick or stone consistent with neighborhood norms.
- Rear yard raised beds should match the existing home and landscaping in color or appearance to the brick or stone used on the home. Rear yard raised beds made of wood are also allowed and must be stained with a semi-transparent brown.

Recreational vehicles

- Including, but not limited to, Motor homes, boats, ATVs and wave runners.
- May not be stored in a driveway or on the street for more than 24 hours in any 72 hour period.

Roofing

- Shingles must be standard, dimensional asphalt in weathered wood coloring.

Room additions

- Construction materials must be the same as the original home including similar roof pitch, roofing shingles, walls and color.
- Requires detailed information and drawings for ACC review.

Screens

- Regular screens are permitted.
- Solar screens are permitted subject to ACC approval.

Sidewalks and curbs

- All sidewalks and curbs in front of the home must meet city specifications.
- Sidewalks and curbs are to be maintained so that there is no significant cracking or missing portions.
- All changes must be approved by the ACC.

Signs

- House number signs may be professionally painted on the curb in block format and do not require ACC approval.
- House for sale signs that are no more than 6 square feet in size are permitted without ACC approval.
- Other types of signs that are smaller than 6 square feet may be permitted subject to ACC review.
- Signs must be maintained in good condition consistent with neighborhood norms.

Satellite dishes

- Up to 39' in diameter are allowable.
- Minimal visibility to the street is required.
- May not be erected on a pole or tower.

Sheds or other types of out buildings

- Detailed information must be submitted for ACC approval including location and building specifications.

- Required information must include length, width, height at the peak, roof pitch and all building materials to be used in the construction.
- Maximum size (footprint) is 120 square feet (ex: 10'x12').
- Maximum height at the peak of the ridgeline is 9'.
- Roof shingles must be similar to the house.
- Siding should be cement fiberboard and the paint color must match the house. Metal siding is not permitted.
- Landscaping to screen the building from view may be required by the ACC.
- Shed roofing, paint and construction must be maintained in good condition.

Spas

- Spas are permitted subject to ACC review.
- Request should include a drawing showing exact location of proposed spa.

Stain color

- Variations in stain color are allowed with ACC approval.
- Stain must be a light or medium brown color and must be semitransparent.
- No red stains or solid colors will be allowed.

Swimming pools

- Detailed plans including location and description of the pool, pumps and filter, patios/decks, shade structures and landscaping must be submitted with the request for ACC approval.

Trailers (all types)

- May not be stored on any property or street for more than 36 hours in any 72 hour period

Trellises

- Do not count towards the 8 allowable items.
- Homeowner may add up to 2 additional trellises in the front yard and two trellises in the back yard.
- Trellises must serve their intended purpose, which is to contain live plantings.
- Trellises are not restricted as to size but the size must be appropriate to the plants supported.

Water filters

- If to be installed on the exterior of the home ACC approval is required.

Window tinting

- Not allowed.

Wreaths

- One decorative wreath per door is allowed by the HOA.
- Will not count towards the 8 allowable items.
- Does not require ACC approval.

This is to certify that the foregoing Architectural Guidelines was adopted by the Board of Directors, in accordance with Section 209.0062 of the Texas Property Code.

Richard Gatewood

Richard Gatewood

President, Crawford Farms Homeowners Association, Inc.

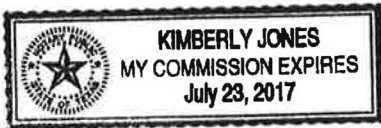
December 7, 2016

STATE OF TEXAS §

§

COUNTY OF TARRANT §

This instrument was acknowledged before me on the 7 day of December 2016, by Richard Gatewood, President of Crawford Farms Homeowners Association, a Texas non-profit corporation, on behalf of said corporation.



Kimberly Jones
Notary Public, State of Texas

AFTER RECORDING RETURN TO:

Premier Communities

3102 Oak Lawn Avenue, Suite 202

Dallas, Texas 75219

MARY LOUISE GARCIA

COUNTY CLERK



100 West Weatherford Fort Worth, TX 76196-0401

PHONE (817) 884-1195

CRAWFORD FARMS HOMEOWNERS ASSOCIATION INC
3102 OAK LAWN AVE STE 202
DALLAS, TX 75219

Submitter: CRAWFORD FARMS
HOMEOWNERS ASSOCIATION
INC

DO NOT DESTROY
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Filed For Registration: 1/3/2017 8:13 AM

Instrument #: D217000048

OPR 8 PGS \$40.00

By: _____

Mary Louise Garcia

D217000048

ANY PROVISION WHICH RESTRICTS THE SALE, RENTAL OR USE OF THE DESCRIBED REAL PROPERTY
BECAUSE OF COLOR OR RACE IS INVALID AND UNENFORCEABLE UNDER FEDERAL LAW.

MARY LOUISE GARCIA

COUNTY CLERK



100 West Weatherford Fort Worth, TX 76196-0401

PHONE (817) 884-1195

CRAWFORD FARMS HOA INC
3102 OAK LAWN AVENUE 202
DALLAS, TX 75219

Submitter: CRAWFORD FARMS HOA INC

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Filed For Registration: 7/15/2014 2:00 PM

Instrument #: D214150116

OPR 6 PGS \$32.00

By: Mary Louise Garcia

D214150116

ANY PROVISION WHICH RESTRICTS THE SALE, RENTAL OR USE OF THE DESCRIBED REAL PROPERTY
BECAUSE OF COLOR OR RACE IS INVALID AND UNENFORCEABLE UNDER FEDERAL LAW.

General information

- Homeowners should obtain Architectural Control Committee (ACC) approval prior to beginning all projects even if the project or item appears to meet all guidelines.
- Failure to obtain ACC approval could result in the homeowner being forced to remove any and all unapproved items or completed projects.
- Projects and Items must be submitted on appropriate forms and include any required documentation which, depending on the project, may include diagrams, survey, color chart, neighbor approval forms, etc.
- The ACC will strive to respond to requests within 10 business days. If a response is not received from the ACC within 10 business days it does not mean the project has either been approved or denied. If 10 business days have elapsed since submission or if there are any questions about the status of a project request the homeowner should contact the property manager for information.
- Pots with natural-colored foliage, fountains, garden flags, bird baths, iron pieces, sculptures, bird feeders and other items with either a decorative or a non-essential purpose may meet ACC guidelines and approval as defined in this document.
- Projects and items must be consistent with neighborhood norms and standards.
- All items must be in good repair at all times.
- Homeowners are allowed 8 items in front of the residence and an additional 8 items in the back of the residence. Pots originally manufactured and sold as flower pots are not included in the 8 allowable items.
- Items must not exceed 24" in any direction, with the exclusion of fountains, trellises, bird baths, basketball goals, flag poles etc.
- Items may not be generally offensive or a nuisance to other owners.
- If a written complaint is filed, determination of the suitability of the item will be at the sole discretion of the ACC.

Air conditioners

- Window or wall inserted air conditioners are not allowed if visible from the street.
- No air conditioning apparatus will be allowed to be installed in the front of the residence.

Awnings

- May be allowed but must be approved by the ACC.

Basketball goals

- Allowed by the HOA subsequent to ACC approval.
- Do not count towards the 8 allowable items.
- Per city ordinance, basketball goals cannot be kept on the street at any time.

Bird houses and feeders

- Count towards the 8 allowable items.
- May be placed at the top of a high pole but only in the back yard.
- If placed in the front yard they must conform to the size guidelines.

Bird baths:

- Count towards the 8 allowable items.
- Diameter should not exceed 24".

Children's toys

- Children's toys do not count towards the 8 allowable items.
- Play sets / swing sets are not to exceed 12' in height.
- Items kept in good repair may be kept in back yards.

Doors (front and garage)

- Replacement doors are to be similar in style and color as well as be consistent with the neighborhood norms.
- Any change of a door must be approved by the ACC.

Driveway

- Are to be constructed of concrete and consistent with the neighborhood norms.
- Standard and/or nonstandard driveway construction must be approved by the ACC.

Fencing

- Replacing fence requires ACC approval.
- If fencing is replaced, the entire fence may either be stained, or all existing fencing must be pressure washed in order for the old and new boards to match in color within 60 days.
- Fences may be stained with a semi-transparent brown stain that is light or medium brown. Solid color stain or paint is not to be used. The color must be approved by the ACC.
- The standard fence height is 6'. No fence shall be approved if it is over 8' high.
- All fences must be constructed of wood with tubular steel posts, brick or other material specifically approved.
- Fence structural supports must be inside and therefore not visible from the street.
- The style of the new fence must be the same as that being replaced.
- When replacing the fence it must be identical (including size) to the old fence. Any change will require the written approval of each neighbor whose property abuts the replacement fence.

Flag poles

- Do not count towards the 8 allowable items.
- Flagpoles of up to 6' in length may be attached to the façade of the home without ACC approval.
- One flagpole not to exceed 20' is allowed by the HOA with ACC approval.

Fountains

- Count towards the 8 allowable items
- May be up to 60" in height or width if approved by the ACC

Gutters

- Gutters and downspouts are permitted if they are the same color as the trim on the house.

Holiday decorations

- Do not require ACC review.
- Holiday decorations may exceed the maximum number of 8 items in front, and 8 items in back.

Hoses

- Permitted without ACC approval.

Lighting

- Exterior lighting is permitted if it does not appear to cause a nuisance to neighboring lots.

Landscaping

- Landscaping shall be consistent with the norms of the neighborhood.
- Landscaping plans (including lighting) must be approved by the ACC.

Mailboxes

- All mailboxes shall be constructed of brick that is similar to that used on the home.
- Must meet all United States Postal Service rules and regulations.
- Requires ACC approval.

Painting exterior

- Paint color is limited to those basic colors originally used by the builders when the homes were built including, but not necessarily limited to, white, pale yellow, taupe, almond and other light colors.
- Variations may be approved if the color is similar to one of the original paint colors.
- A paint sample or color chart must be submitted with the ACC request for approval.

Patios and decks

- Must be consistent with neighborhood norms. For example: wooden decks are not appropriate for the front of the home.
- Requires ACC approval.

Patio covers and porch roofs

- Must be the same roof pitch as the roof on the home.
- Shingles are to be used that are the same color and style as the roof on the home.

Patio equipment including furniture, cooking units and benches

- Does not count towards the 8 allowable items.
- Must be kept in an area where items are appropriate.
- Must be manufactured for intended purpose.
- Cooking units are limited to 2 units if visible.

Rain Barrels

- Rain barrels specifically manufactured for that purpose are allowed with ACC approval.
- They must be placed in a location with the lowest possible visibility.
- Downspouts attached to the rain barrel must match the home's trim color.
- Rain barrels are not allowed in the front yard of homes or visible from the street if other options for placement are available.
- Landscape screening may be required.

Raised bed gardens

- Raised bed gardens that are consistent with neighborhood standards are allowed by the HOA with ACC approval.
- A front yard raised bed should be similar in color or appearance to the home including any brick or stone used on the home.
- Rear yard raised beds should match the existing home and landscaping in color or appearance to the brick or stone used on the home. Rear yard raised beds made of wood are also allowed and must be stained with a semi-transparent brown.

Recreational vehicles

- Including, but not limited to, Motor homes, boats, ATVs and wave runners.
- May not be stored in a driveway or on the street for more than 36 hours in any 72 hour period.

Room additions

- Construction materials must be the same as the original home including roof pitch, roofing shingles, walls and color.
- Requires detailed information and drawings for ACC review.

Sidewalks

- All sidewalks in front of the home must meet city specifications.
- All other sidewalks must be approved by the ACC.

Signs

- House for sale signs that are no more than 6 square feet in size are permitted without ACC approval.
- Other types of signs that are smaller than 6 square feet may be permitted subject to ACC review.

Satellite dishes

- Up to 39' in diameter are allowable.
- Minimal visibility to the street is required.
- May not be erected on a pole or tower.

Sheds or other types of out buildings

- Detailed information must be submitted for ACC approval including location and building specifications.
- Required information must include length, width, height at the peak, roof pitch and all building materials to be used in the construction.
- Maximum size (footprint) is 120 square feet (ex: 10'x12').
- Maximum height at the peak of the ridgeline is 9'.
- Roof pitch and roof shingles must be similar to the house.
- Siding should be cement fiberboard and the paint color must match the house.
- Landscaping to screen the building from view may be required by the ACC.

Spas

- Spas are permitted subject to ACC review.
- Request should include a drawing showing exact location of proposed spa.

Stain color

- Variations in stain color are allowed with ACC approval.
- Stain must be a light or medium brown color and must be semitransparent.
- No red stains or solid colors will be allowed.

Swimming pools

- Detailed plans including location and description of the pool, pumps and filter, patios/decks, shade structures and landscaping must be submitted with the request for ACC approval.

Trailers (all types)

- May not be stored on any property or street for more than 36 hours in any 72 hour period

Trellises

- Do not count towards the 8 allowable items.
- Homeowner may add up to 2 additional trellises in the front yard and two trellises in the back yard.
- Trellises must serve their intended purpose, which is to contain live plantings.
- Trellises are not restricted as to size but the size must be appropriate to the plants supported.

Water filters

- If to be installed on the exterior of the home ACC approval is required.

Window tinting

- Not allowed.

Wreaths

- One decorative wreath per door is allowed by the HOA.
- Will not count towards the 8 allowable items.
- Does not require ACC approval.

These guidelines were adapted at a meeting of the board of directors for Crawford Farms on June 3, 2014. The president Of the Board has signed the guidelines on behalf of the board in front of a notary on the following page. The guidelines will be filed with Tarrant County and on record as a legal part of the documents for Crawford Farms Homeowners Association, Inc.

CRAWFORD FARMS HOMEOWNERS ASSOCIATION,
INC., a Texas non-profit Association

RICHARD GATEWOOD

Name: *Richard Gatewood*

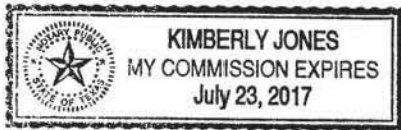
Title: President

THE STATE OF TEXAS §

§

COUNTY OF TARRANT §

This instrument was acknowledged before me on the 10 day of June, 2014 by
Richard Gatewood, President of Crawford Farms Homeowners Association, Inc., on behalf of said
corporation.



Kimberly Jones
Notary Public In and For the State Of Texas

AFTER RECORDING RETURN TO:

Crawford Farms HOA

1240 Keller Parkway, Suite 200

Keller, TX 76248

MARY LOUISE GARCIA

COUNTY CLERK



100 West Weatherford Fort Worth, TX 76196-0401

PHONE (817) 884-1195

FIRST SERVICE RESIDENTIAL
3102 OAK LAWN AVE 202
DALLAS, TX 75219

Submitter: KIMBERLIE M BIRR

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Filed For Registration: 7/30/2013 2:02 PM

Instrument #: D213199655

OPR

4

PGS

\$24.00

By: _____

Mary Louise Garcia

D213199655

ANY PROVISION WHICH RESTRICTS THE SALE, RENTAL OR USE OF THE DESCRIBED REAL PROPERTY
BECAUSE OF COLOR OR RACE IS INVALID AND UNENFORCEABLE UNDER FEDERAL LAW.

CRAWFORD FARMS HOMEOWNERS ASSOCIATION

Mission: The mission of the Crawford Farms Board of Directors is to uphold programs and processes that will enhance and ensure property value.

AMENDED ACC Guidelines

YARD ART:

Yard art includes, but is not limited to: fountains, garden flags, bird baths, iron pieces, sculptures, bird feeders and other items with either a decorative or non-essential purpose. All items must be consistent with established neighborhood norms and standards as well as being maintained in good repair at all times. Pots originally manufactured and sold as flower pots and containers are not included in the total.

QUANTITY OF ITEMS:

Yard Art will be limited to 4 items in front of the residence, and an additional 4 items in the back of the residence. Any items in excess of 4 must be submitted to the ACC for review and approval.

SIZE LIMITATIONS:

Items must not exceed 24" in any direction. Items in excess of 24" in any direction must be submitted to, and approved by, the ACC.

LOCATION OF ITEMS:

Items may only be placed in landscaped areas or on the porch.

FOUNTAINS:

Fountains may be larger than 24" in height but the specific height and diameter must be submitted to the ACC for review and approval.

BIRDHOUSES/FEEDERS:

A bird house/feeder at the top of a pole not to exceed 20' is allowed but only in the back yard. Bird houses in the front yard must conform to the above guidelines regarding size.

TRELLISES:

Trellises count towards the 4 allowable items and must serve their intended purpose, which is to contain/manage live plantings. They should be designed and manufactured or built as trellises.

PATIO FURNITURE & BENCHES:

Patio furniture is allowed by the HOA and does not count towards the 4 allowable items, but must be kept in an area where patio furniture is appropriate, and must be manufactured as outdoor furniture. The storage of cooking units are not allowed anywhere that is visible from the street.

Crawford Farms HOA Values = Involvement · Responsibility and Accountability
Equality · Integrity · Respect for & from others · Maintain Property Value

1240 Keller Parkway, Ste 200 * Keller, TX 76248
Phone 877-378-2388 • Fax 817-380-7011

CRAWFORD FARMS HOMEOWNERS ASSOCIATION

Mission: The mission of the Crawford Farms Board of Directors is to uphold programs and processes that will enhance and ensure property value.

AMENDED ACC Guidelines

FLAG POLES:

One flag pole not to exceed 20' is allowed by the HOA with ACC approval, and does not count towards the 4 allowable items.

BASKETBALL GOALS:

Basketball goals are allowed by the HOA with ACC approval, and do not count towards the 4 allowable items. Per city ordinance, basketball goals cannot be kept on the street at any time.

CHILDREN'S TOYS:

Children's play sets are subject to ACC review and approval. The play sets must be in good repair and of a reasonable size. They may only be kept in back yards and do not count towards the 4 allowable items.

COMPLAINTS & REMOVAL:

Based on neighborhood standards, items should not be offensive or a nuisance to other owners. A written complaint by an owner to the ACC may be sufficient cause for review if the item does not meet ACC guidelines. If a complaint is filed, determination of the suitability of the item will be at the discretion of the ACC.

RAIN BARRELS:

Only those containers originally designed, manufactured and sold as rain barrels are allowed by the HOA with ACC approval. They must be subdued and neutral in color and placed in a location with the lowest possible visibility. Downspouts attached to the rain barrel must also be subdued and neutral in color. Rain barrels are not allowed in the front yard. If located in the side yard and visible from the street they must be screened from view.

RAISED BED GARDENS:

Raised bed gardens that are consistent with neighborhood standards are allowed by the HOA with ACC approval. Raised bed gardens cannot be visible from the front of the home. The framework must be of a reasonable size and stained with a semi-transparent brown stain.

STAIN COLOR:

Variations in stain color are allowed with ACC approval. Stain must be a natural brown color and must be semi-transparent - no solid colors will be allowed. No red stains will be allowed. If fencing is replaced, it must be stained within 60 days. If a portion of fencing is replaced, the entire fence must either be stained, or all existing fencing must be pressure washed to match to the new boards.

Crawford Farms HOA Values = Involvement · Responsibility and Accountability
Equality · Integrity · Respect for & from others · Maintain Property Value

1240 Keller Parkway, Ste 200 * Keller, TX 76248
Phone 877-378-2388 • Fax 817-380-7011

MARY LOUISE GARCIA

COUNTY CLERK



100 West Weatherford Fort Worth, TX 76196-0401

PHONE (817) 884-1195

PREMIER COMMUNITIES
3102 OAK LAWN AVE # 202
DALLAS, TX 75219

Submitter: PREMIER COMMUNITIES

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Filed For Registration: 5/2/2013 2:42 PM

Instrument #: D213111970

OPR 4 PGS \$24.00

By: Mary Louise Garcia

D213111970

ANY PROVISION WHICH RESTRICTS THE SALE, RENTAL OR USE OF THE DESCRIBED REAL PROPERTY
BECAUSE OF COLOR OR RACE IS INVALID AND UNENFORCEABLE UNDER FEDERAL LAW.

CRAWFORD FARMS HOMEOWNERS ASSOCIATION

Mission: The mission of the Crawford Farms Board of Directors is to uphold programs and processes that will enhance and ensure property value.

ACC Guidelines

YARD ART:

Yard art includes, but is not limited to: pots with natural-colored foliage, fountains, garden flags, bird baths, iron pieces, sculptures, bird feeders and other items with either a decorative or non-essential purpose. All items must be consistent with established neighborhood norms and standards as well as being maintained in good repair at all times.

QUANTITY OF ITEMS:

Yard Art will be limited to 4 items in front of the residence, and an additional 4 items in the back of the residence. Any items in excess of 4 must be submitted to the ACC for review and approval.

SIZE LIMITATIONS:

Items must not exceed 24" in any direction. Items in excess of 24" in any direction must be submitted to, and approved by, the ACC.

LOCATION OF ITEMS:

Items may only be placed in landscaped areas or on the porch.

FOUNTAINS:

Fountains may be larger than 24" in height but the specific height and diameter must be submitted to the ACC for review and approval.

BIRDHOUSES/FEEDERS:

A bird house/feeder at the top of a pole not to exceed 20' is allowed but only in the back yard. Bird houses in the front yard must conform to the above guidelines regarding size.

TRELLISES:

Trellises count towards the 4 allowable items and must serve their intended purpose, which is to contain/manage live plantings. They should be designed and manufactured or built as trellises.

PATIO FURNITURE & BENCHES:

Patio furniture is allowed by the HOA and does not count towards the 4 allowable items, but must be kept in an area where patio furniture is appropriate, and must be manufactured as outdoor furniture. The storage of cooking units are not allowed anywhere that is visible from the street.

Crawford Farms HOA Values = Involvement · Responsibility and Accountability
Equality · Integrity · Respect for & from others · Maintain Property Value

1240 Keller Parkway, Ste 200 * Keller, TX 76248
Phone 877-378-2388 • Fax 817-380-7011

CRAWFORD FARMS HOMEOWNERS ASSOCIATION

Mission: The mission of the Crawford Farms Board of Directors is to uphold programs and processes that will enhance and ensure property value.

ACC Guidelines

FLAG POLES:

One flag pole not to exceed 20' is allowed by the HOA with ACC approval, and does not count towards the 4 allowable items.

BASKETBALL GOALS:

Basketball goals are allowed by the HOA with ACC approval, and do not count towards the 4 allowable items. Per city ordinance, basketball goals cannot be kept on the street at any time.

CHILDREN'S TOYS:

Children's play sets are subject to ACC review and approval. The play sets must be in good repair and of a reasonable size. They may only be kept in back yards and do not count towards the 4 allowable items.

COMPLAINTS & REMOVAL:

Based on neighborhood standards, items should not be offensive or a nuisance to other owners. A written complaint by an owner to the ACC may be sufficient cause for review if the item does not meet ACC guidelines. If a complaint is filed, determination of the suitability of the item will be at the discretion of the ACC.

RAIN BARRELS:

Only those containers originally designed, manufactured and sold as rain barrels are allowed by the HOA with ACC approval. They must be subdued and neutral in color and placed in a location with the lowest possible visibility. Downspouts attached to the rain barrel must also be subdued and neutral in color. Rain barrels are not allowed in the front yard. If located in the side yard and visible from the street they must be screened from view.

RAISED BED GARDENS:

Raised bed gardens that are consistent with neighborhood standards are allowed by the HOA with ACC approval. Raised bed gardens cannot be visible from the front of the home. The framework must be of a reasonable size and stained with a semi-transparent brown stain.

STAIN COLOR:

Variations in stain color are allowed with ACC approval. Stain must be a natural brown color and must be semi-transparent - no solid colors will be allowed. No red stains will be allowed. If fencing is replaced, it must be stained within 60 days. If a portion of fencing is replaced, the entire fence must either be stained, or all existing fencing must be pressure washed to match to the new boards.

Crawford Farms HOA Values = Involvement · Responsibility and Accountability
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1240 Keller Parkway, Ste 200 * Keller, TX 76248
Phone 877-378-2388 • Fax 817-380-7011

MARY LOUISE GARCIA

COUNTY CLERK



100 West Weatherford Fort Worth, TX 76196-0401

PHONE (817) 884-1195

PREMIER COMMUNITIES
3102 OAK LAWN AVE # 202
DALLAS, TX 75219

Submitter: PREMIER COMMUNITIES

DO NOT DESTROY
WARNING - THIS IS PART OF THE OFFICIAL RECORD.

Filed For Registration: 5/2/2013 2:42 PM

Instrument #: D213111971

OPR 3 PGS \$20.00

By: Mary Louise Garcia

D213111971

ANY PROVISION WHICH RESTRICTS THE SALE, RENTAL OR USE OF THE DESCRIBED REAL PROPERTY
BECAUSE OF COLOR OR RACE IS INVALID AND UNENFORCEABLE UNDER FEDERAL LAW.

**PARKING RESTRICTION
FOR
CRAWFORD FARMS HOMEOWNERS ASSOCIATION, INC.**

This Parking Restriction for Crawford Farms Homeowners Association, Inc. is promulgated and published by the Board of Directors of the Association to be effective as of the date this restrictive covenant is recorded in the Real Property Records of Tarrant County, Texas;

WITNESSETH:

WHEREAS, that certain Amended and Restated Declaration of Covenants, Conditions and Restrictions for Crawford Farms was recorded on July 17, 2003, as Instrument # D203259006 in the Real Property Records of Tarrant County, Texas, (said instrument as same may have supplemented or amended hereinafter called the "Declaration");

WHEREAS, Section 3.4(b)(vii) of the Declaration provides that the Board of Directors has the authority:

"to make reasonable rules and regulations for the operation of the Common Maintenance Areas, and to amend them from time to time, provided that any rule or regulation may be amended or repealed by an instrument in writing signed by a majority of the outstanding votes of the Members; and

WHEREAS, Section 1.10 of the Declaration includes Common Areas such as the amenity center within the definition of Common Maintenance Areas; and

WHEREAS, the Board of Directors of the Association, at a duly called meeting at which a quorum of Directors was present and voting, enacted the following rules and regulations regarding the restrictions on parking in the amenity center parking and the enforcement of remedies in the event of violation of the restrictions;

PARKING RESTRICTION

1. No motor vehicle shall be parked in the amenity center parking except while using the amenity center for its intended purpose (the "Parking Restriction").

2. Any motor vehicle which is left in the amenity center parking for a period of more than 24 hours without the written consent of the Board of Directors shall be conclusively presumed to be in violation of the Parking Restriction.

3. Signage and notices required by Chapter 684 of the Transportation Code shall be posted and given that the vehicle parked in violation of the Parking Restriction will or may be towed and stored at the expense of the owner of the vehicle.

4. An agreement will be made by the Association with one or more licensed towing companies. At the instruction of the Board, an officer or manager of the Association

MARY LOUISE GARCIA

COUNTY CLERK



100 West Weatherford Fort Worth, TX 76196-0401

PHONE (817) 884-1195

PREMIER COMMUNITIES
3102 OAK LAWN AVE STE 202
DALLAS, TX 75219

Submitter: CRAWFORD FARMS
HOMEOWNERS ASSOCIATION

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Filed For Registration: 12/21/2011 12:43
PM

Instrument #: D211307657

OPR 4 PGS \$24.00

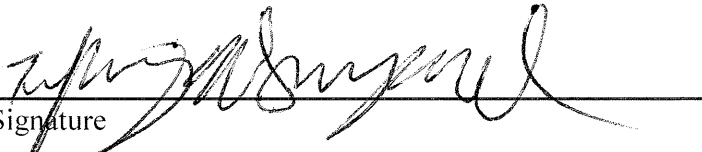
By: Mary Louise Garcia

D211307657

ANY PROVISION WHICH RESTRICTS THE SALE, RENTAL OR USE OF THE DESCRIBED REAL PROPERTY
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Prepared by: CAMADDOCK

**Crawford Farms Homeowners Association, Inc.
Collection Policy**



Signature

Name: Tiffany M. Sheppard

Title: Crawford Farms HOA President

Date: 11-30-11

STATE OF TEXAS

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COUNTY OF TARRANT

§

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This instrument was acknowledged before me on the 30th day of November, 2011, by Tiffany Shepard, President of Crawford Farms Homeowners Association, Inc., a Texas non-profit corporation, on behalf of said corporation.



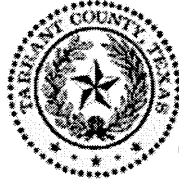


Notary Public, State of Texas

*AFTER RECORDING RETURN TO:
Premier Communities
3102 Oak Lawn Avenue, Suite 202
Dallas, Texas 75219*

MARY LOUISE GARCIA

COUNTY CLERK



100 West Weatherford Fort Worth, TX 76196-0401

PHONE (817) 884-1195

PREMIER COMMUNITIES
3102 OAK LAWN AVE STE 202
DALLAS, TX 75219

Submitter: CRAWFORD FARMS
HOMEOWNERS ASSOCIATION

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Filed For Registration: 12/21/2011 12:43
PM

Instrument #: D211307659

OPR 5 PGS \$28.00

By: Mary Louise Garcia

D211307659

ANY PROVISION WHICH RESTRICTS THE SALE, RENTAL OR USE OF THE DESCRIBED REAL PROPERTY
BECAUSE OF COLOR OR RACE IS INVALID AND UNENFORCEABLE UNDER FEDERAL LAW.

Prepared by: CAMADDOCK

Crawford Farms Homeowners Association, Inc.
GUIDELINES FOR DISPLAY OF FLAGS

STATE OF TEXAS

§

COUNTY OF TARRANT

§

§

KNOW ALL PERSONS BY THESE PRESENTS:

WHEREAS the Crawford Farms Homeowners Association, Inc. ("Association") is charged with administering and enforcing those certain covenants, conditions and restrictions contained in the recorded Declarations for the various sections of the community (referred to collectively as "Declarations"); and

WHEREAS chapter 202 of the Texas Property Code was amended effective June 17, 2011, to add Section 202.011 ("Section 202.011") thereto regarding the display of flags; and

WHEREAS, the Board of Directors ("Board") of the Association has determined that in connection with maintaining the aesthetics and architectural harmony of the community, and to provide clear and definitive guidance regarding the display of flags therein, it is appropriate for the Association to adopt guidelines regarding the display of flags.

NOW, THEREFORE, the Board has duly adopted the following *Guidelines for Display of Flags* within the community.

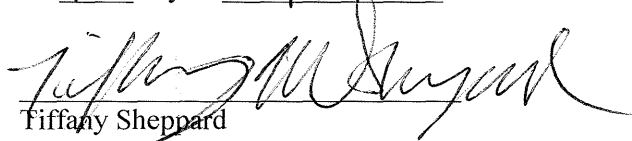
1. These Guidelines apply to the display of ("Permitted Flags"):
 - 1.1. the flag of the United States; and
 - 1.2. the flag of the State of Texas; and
 - 1.3. the official flag of any branch of the United States armed forces.
2. These Guidelines do not apply to any flags other than the Permitted Flags listed in section 1 above including, but not limited to:
 - 2.1. flags for schools, sports teams, businesses or foreign countries; or
 - 2.2. flags with marketing, seasonal, historical, commemorative, nautical, political or religious themes; or
 - 2.3. historical versions of the flags permitted in section 1 above.
3. Permitted Flags may be displayed subject to these guidelines. Advance approval of the Architectural Control Committee ("ACC") is required for any free-standing flagpole associated with the display of Permitted Flags.
4. Permitted Flags must be displayed in a respectful manner in accordance with the current relevant federal, state or military code.
5. Permitted Flags must be displayed from a pole attached to a structure or to a free-standing pole. Permitted Flags may not be draped over or directly attached to structures. For example, a Permitted Flag may not be laid across a fence or stapled to a garage door.
6. Permitted Flags may be up to three foot (3') by five foot (5') in size.

7. Only one Permitted Flag may be displayed on a flagpole attached to a structure. Up to two Permitted Flags may be displayed on an approved free-standing flagpole that is at least fourteen feet (14') tall and up to twenty feet (20') tall.
8. Flagpoles must be constructed of permanent, long-lasting materials with an appropriate finish that is harmonious with the dwelling.
9. A flagpole attached to a structure may be up to six feet (6') long and must be securely attached with a bracket with an angle of 30 to 45 degrees down from vertical. The flagpole must be attached in such a manner as to not damage the structure. One attached flagpole is allowed on any portion of a structure facing a street and one attached flagpole is allowed on the rear or backyard portion of a structure. Brackets which accommodate multiple flagpoles are not allowed.
10. Free-standing flagpoles may be up to twenty feet (20') tall, including any ornamental caps. Free-standing flagpoles must be permanently installed in the ground according to manufacturer's instructions. One free-standing flagpole is allowed in the portion of the property between the main residential structure and any street and one free-standing flagpole is allowed in the rear or backyard portion of a property.
11. Free-standing flagpoles may not be installed in any location described below:
 - 11.1. in any location other than the Owner's property; or
 - 11.2. within a ground utility easement or encroaching into an aerial easement; or
 - 11.3. beyond the side or rear setback lines (for example, on a lot with a 10' side setback line, a flagpole may not be installed closer than 10' from the side property line); or
 - 11.4. beyond half the distance of the front setback line (for example, on a lot with a 30' front setback line, a flagpole may not be installed closer than 15' from the front property line); or
 - 11.5. closer to a dwelling on an adjacent lot than the height of the flagpole (for example, a 20' flagpole cannot be installed closer than 20' from an adjacent house).
12. Lighting may be installed to illuminate Permitted Flags if they are going to be displayed at night and if existing ambient lighting does not provide proper illumination. Flag lighting must:
 - 12.1. be ground mounted in the vicinity of the flag; and
 - 12.2. utilize a fixture that screens the bulb and directs light in the intended direction with minimal spillover; and
 - 12.3. points towards the flag and faces the main structure on the property or to the center of the property if there is no structure; and
 - 12.4. provides illumination not to exceed the equivalent of a 60 watt incandescent bulb.
13. Flagpoles must not generate unreasonable noise levels which would disturb the quiet enjoyment of other residents. Each flagpole owner should take steps to reduce noise levels by using vinyl or plastic snap hooks, installing snap hook covers or securing a loose halyard (rope) around the flagpole with a flagpole clasp.

14. Flagpoles are allowed solely for the purpose of displaying Permitted Flags. If a flagpole is no longer used on a daily basis, it must be removed.
15. All flags and flagpoles must be maintained in good condition. Deteriorated flags must be removed and promptly replaced. Deteriorated or structurally unsafe flagpoles must be promptly repaired, replaced or removed.

The guidelines are effective upon recordation in the Public Records of TARRANT County, and supersede any guidelines for display of flags which may have previously been in effect. Except as affected by Section 202.007(d) and/or by these guidelines, all other provisions contained in the Declarations or any other dedicatory instruments of the Association shall remain in full force and effect.

Approved and adopted by the Board on this 12 day of September 2011.



Tiffany Sheppard
Board President

Crawford Farms Homeowners Association, Inc.

STATE OF TEXAS

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§
§

COUNTY OF TARRANT

Tiffany Sheppard, President

Before me, the undersigned authority, on this day personally appeared {name}, {position} of Crawford Farms Homeowners Association, Inc., a Texas corporation, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that he/she had executed the same as the act of said corporation for the purpose and consideration therein expressed, and in the capacity therein stated.

Given under my hand and seal of office this 12 day of September, 2011.

Tera E. Bellemare

Notary Public, State of Texas

Tera E. Bellemare

Printed Name

[Notarial Seal]



My commission expires: May 5, 2015

MARY LOUISE GARCIA

COUNTY CLERK



100 West Weatherford Fort Worth, TX 76196-0401

PHONE (817) 884-1195

PREMIER COMMUNITIES
3102 OAK LAWN AVE STE 202
DALLAS, TX 75219

Submitter: CRAWFORD FARMS
HOMEOWNERS ASSOCIATION

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Filed For Registration: 12/21/2011 12:43
PM

Instrument #: D211307660

OPR 4 PGS \$24.00

By: Mary Louise Garcia

D211307660

ANY PROVISION WHICH RESTRICTS THE SALE, RENTAL OR USE OF THE DESCRIBED REAL PROPERTY
BECAUSE OF COLOR OR RACE IS INVALID AND UNENFORCEABLE UNDER FEDERAL LAW.

Prepared by: CAMADDOCK

3

Crawford Farms Homeowners Association, Inc.
GUIDELINES FOR SOLAR ENERGY DEVICES

STATE OF TEXAS §
 §
COUNTY OF TARRANT §

KNOW ALL PERSONS BY THESE PRESENTS:

WHEREAS the Crawford Farms Homeowners Association, Inc. (“Association”) is charged with administering and enforcing those certain covenants, conditions and restrictions contained in the recorded Declarations for the various sections of the community (referred to collectively as “Declarations”); and

WHEREAS chapter 202 of the Texas Property Code was amended effective June 17, 2011, to add Section 202.010 (“Section 202.010”) thereto dealing with the regulation of solar energy devices; and

WHEREAS, the Board of Directors (“Board”) of the Association has determined that in connection with maintaining the aesthetics and architectural harmony of the community, and to provide clear and definitive guidance regarding solar energy devices therein, it is appropriate for the Association to adopt guidelines regarding solar energy devices within the community.

NOW, THEREFORE, the Board has duly adopted the following *Guidelines for Solar Energy Devices* within the community.

1. These guidelines apply to solar energy devices (“Devices”) as defined in Section 171.107(a) of the Texas Tax Code. A solar energy device means a system or series of mechanisms designed primarily to provide heating or cooling or to produce electrical or mechanical power by collecting and transferring solar-generated energy. The term includes a mechanical or chemical device that has the ability to store solar-generated energy for use in heating or cooling or in the production of power.
2. Such Devices may be installed with advance approval of the Architectural Control Committee (“ACC”) subject to these guidelines.
3. Any such Device must be installed on land or structures owned by the property owner. No portion of the Device may encroach on adjacent properties or common areas.
4. Such Devices may only be installed in the following locations:
 - a. on the roof of the main residential dwelling; or
 - b. on the roof of any other approved structure; or
 - c. within a fenced yard or patio.
5. For Devices mounted on a roof, the Device must:
 - a. have no portion of the Device higher than the roof section to which it is attached; and
 - b. have no portion of the Device extend beyond the perimeter boundary of the roof section to which it is attached; and

- c. conform to the slope of the roof; and
 - d. be aligned so that the top edge of the Device is parallel to the roof ridge line for the roof section to which it is attached; and
 - e. have a frame, brackets, and visible piping or wiring that is a color that matches the roof shingles or a silver, bronze or black tone commonly available in the marketplace; and
 - f. be located in a position on the roof which is least visible from any street or common area which does not reduce estimated annual energy production more than ten percent (10%), as determined by a publically available modeling tool provided by the National Renewable Energy Laboratory (www.nrel.gov) or equivalent entity over alternative roof locations.
6. For Devices located in a fenced yard or patio, no portion of the Device may extend above the fence. If the fence is not a solid fence which blocks view of the Device, the ACC may require the Device be placed in a location behind a structure or otherwise require visual screening. The ACC may consider installation of Devices on properties without a fenced yard if there is adequate screening from public view from any street or common area.
 7. All Devices must be installed in compliance with manufacturer's instruction and in a manner which does not void material warranties. Licensed craftsmen must be used where required by law. Permits must be obtained where required by law.
 8. Installed Devices may not:
 - a. threaten public health or safety; or
 - b. violate any law; or
 - c. substantially interfere with the use and enjoyment of land by causing unreasonable discomfort or annoyance to any adjoining property owner of ordinary sensibilities.
 9. All Devices must be maintained in good repair. Unused or inoperable Devices must be removed if they can be seen from any street or common area.

The guidelines are effective upon recordation in the Public Records of TARRANT County, and supersede any guidelines for solar energy devices which may have previously been in effect. Except as affected by Section 202.010 and/or by these guidelines, all other provisions contained in the Declarations or any other dedicatory instruments of the Association shall remain in full force and effect.

Approved and adopted by the Board on this 12 day of September 2011.

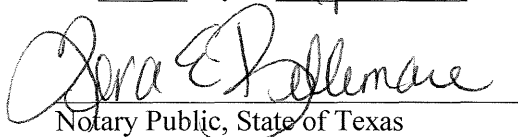


Tiffany Sheppard
Board President
Crawford Farms Homeowners Association, Inc.

STATE OF TEXAS §
 §
COUNTY OF TARRANT §

Before me, the undersigned authority, on this day personally appeared Tiffany Sheppard, Board President of Crawford Farms Homeowners Association, Inc., a Texas corporation, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that he/she had executed the same as the act of said corporation for the purpose and consideration therein expressed, and in the capacity therein stated.

Given under my hand and seal of office this 12 day of September, 2011.



Notary Public, State of Texas

Tera E. Bellemare

Printed Name

[Notarial Seal]

My commission expires: May 5, 2015



MARY LOUISE GARCIA

COUNTY CLERK



100 West Weatherford Fort Worth, TX 76196-0401

PHONE (817) 884-1195

PREMIER COMMUNITIES
3102 OAK LAWN AVE STE 202
DALLAS, TX 75219

Submitter: CRAWFORD FARMS
HOMEOWNERS ASSOCIATION

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Instrument #: D211307661

OPR 3 PGS \$20.00

By: Mary Louise Garcia

D211307661

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BECAUSE OF COLOR OR RACE IS INVALID AND UNENFORCEABLE UNDER FEDERAL LAW.

Prepared by: CAMADDOCK

N

Crawford Farms Homeowners Association, Inc.

Alternative Payment Schedule Guidelines for Certain Assessments

WHEREAS, the Board of Directors (the “Board”) of Crawford Farms Homeowners Association, Inc., (the “Association”) wishes to adopt reasonable guidelines to establish an alternative payment schedule by which an owner may make partial payments to the Association for delinquent regular or special assessments or any other amount owed to the Association; and

WHEREAS, the Board wishes to adopt these reasonable guidelines in compliance with Section 209.0062 of the Texas Property Code; and

WHEREAS, the Board intends to file these guidelines in the real property records of each county in which the subdivision is located, in compliance with Section 209.0062 of the Texas Property Code; and

NOW, THEREFORE, IT IS RESOLVED that the following guidelines are established by the Board:

1. Upon the request of a delinquent owner, the Association shall enter into an alternative payment schedule with such owner, subject to the following guidelines:
 - a. An Alternative Payment Schedule is only available to owners who have delinquent regular assessments, special assessments or any other amount owed to the association.
 - b. An Alternative Payment Schedule will not be made available, except in the sole discretion of the Board, to owners who have failed to honor the terms of a previous Alternative Payment Schedule during the two years following the owner’s default of such Alternative Payment Schedule.
 - c. During the course of an Alternative Payment Schedule, additional monetary penalties, other than reasonable costs associated with administering the Alternative Payment Schedule and interest, shall not be charged against an owner.
 - d. The minimum term for an Alternative Payment Schedule is three months from the date of the owner’s request for an Alternative Payment Schedule. The maximum term for an Alternative Payment Schedule is eighteen months from the date of the owner’s request for an Alternative Payment Schedule.
 - e. All other terms of an Alternative Payment Schedule are at the discretion of the Board of Directors.

This is to certify that the foregoing Alternative Payment Schedule Guidelines for Certain Assessments was adopted by the Board of Directors, in accordance with Section 209.0062 of the Texas Property Code.

Tiffany M. Sheppard
Name: Tiffany M. Sheppard

Title: Crawford Farms HOA President

Date: 9.12.11

STATE OF TEXAS §
COUNTY OF Tarrant §
§

This instrument was acknowledged before me on the 12 day of September 2011, by Tera Bellemare of Premier Communities, a Texas non-profit corporation, on behalf of said corporation.



Tera E. Bellemare
Notary Public, State of Texas

AFTER RECORDING RETURN TO:

Premier Communities
3102 Oak Lawn Avenue, Suite 202
Dallas, Texas 75219

MARY LOUISE GARCIA

COUNTY CLERK



100 West Weatherford Fort Worth, TX 76196-0401

PHONE (817) 884-1195

PREMIER COMMUNITIES
3102 OAK LAWN AVE STE 202
DALLAS, TX 75219

Submitter: CRAWFORD FARMS
HOMEOWNERS ASSOCIATION

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Instrument #: D211307662

OPR 3 PGS \$20.00

By: Mary Louise Garcia

D211307662

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Prepared by: CAMADDOCK

N

Crawford Farms Homeowners Association, Inc.

Policy for Priority of Payments

WHEREAS, the Board of Directors (the “Board”) of Crawford Farms Homeowners Association, Inc. (the “Association”) wishes to establish a Policy for Priority of Payments which shall govern the method in which payments received by the Association from owners are applied; and

WHEREAS, the Board wishes to adopt this policy in compliance with Section 209.0063 of the Texas Property Code; and

WHEREAS, the Board intends to file this policy in the real property records of each county in which the subdivision is located, in compliance with Sections 209.0063 and 202.006 of the Texas Property Code; and

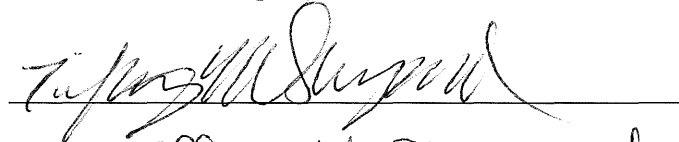
NOW, THEREFORE, IT IS RESOLVED that the following Policy for Priority of Payments is established by the Board:

- A. Except as provided by Section (B), a payment received by the Association from an owner shall be applied to the owner’s debt in the following order of priority:
 1. any delinquent assessment;
 2. any current assessment;
 3. any attorney’s fees or third party collection costs incurred by the Association associated solely with assessments or any other charge that could provide the basis for foreclosure;
 4. any attorney’s fees incurred by the association that are not subject to Subsection (3) above;
 5. any fines assessed by the Association;
 6. any other amount owed to the Association.
- B. If, at the time the Association receives a payment from an owner and the owner is in default under an Alternative Payment Schedule entered into with the Association, the Association is not required to apply the payment in the order of priority outlined in Section (A), in accordance with Section 209.0063 of the Texas Property Code. Instead, in the event that an owner is in default under an Alternative Payment Schedule at the time the Association receives a payment from the property owner, then the payment received by the Association from an owner shall be applied to the owner’s debt in the following order of priority:

1. any attorney's fees or third party collection costs incurred by the Association associated solely with assessments or any other charge that could provide the basis for foreclosure;
2. any attorney's fees incurred by the association that are not subject to the immediately previous Subsection (1);
3. any delinquent assessment;
4. any current assessment;
5. any other amount owed to the Association.
6. any fines assessed by the Association.

This policy shall supersede and render null and void any previously adopted priority of payment/payment plan policy to the extent that the terms of such policy are contradictory.

This is to certify that the foregoing Policy for Priority of Payments was adopted by the Board of Directors, in accordance with Section 209.0063 of the Texas Property Code.



Name: Tiffany M. Sheppard

Title: Crawford Farms HOA President

Date: 9.12.11

STATE OF TEXAS

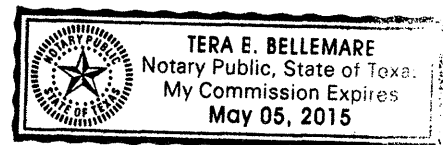
§
§
§

COUNTY OF Tarrant

This instrument was acknowledged before me on the 12 day of September 2011, by Tera Bellemare of Premier Communities, a Texas non-profit corporation, on behalf of said corporation.


Notary Public, State of Texas

AFTER RECORDING RETURN TO:
Premier Communities
3102 Oak Lawn Avenue, Suite 202
Dallas, Texas 75219



MARY LOUISE GARCIA

COUNTY CLERK



100 West Weatherford Fort Worth, TX 76196-0401

PHONE (817) 884-1195

PREMIER COMMUNITIES
3102 OAK LAWN AVE STE 202
DALLAS, TX 75219

Submitter: CRAWFORD FARMS
HOMEOWNERS ASSOCIATION

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Filed For Registration: 12/21/2011 12:43
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Instrument #: D211307658

OPR 8 PGS \$40.00

By: Mary Louise Garcia

D211307658

ANY PROVISION WHICH RESTRICTS THE SALE, RENTAL OR USE OF THE DESCRIBED REAL PROPERTY
BECAUSE OF COLOR OR RACE IS INVALID AND UNENFORCEABLE UNDER FEDERAL LAW.

Prepared by: CAMADDOCK

Crawford Farms Homeowners Association, Inc.

Records Production and Copying Policy

WHEREAS, the Board of Directors (the "Board") of Crawford Farms Homeowners Association, Inc. (the "Association") wishes to establish a Records Production and Copying Policy which shall govern the costs the Association will charge for the compilation, production, and reproduction of information requested under Section 209.005 of the Texas Property Code; and

WHEREAS, the Board wishes to adopt this policy in compliance with Section 209.005 of the Texas Property Code; and

WHEREAS, the Board intends to file this policy in the real property records of each county in which the subdivision is located, in compliance with Sections 209.005 and 202.006 of the Texas Property Code; and

NOW, THEREFORE, IT IS RESOLVED that the following Records Production and Copying Policy is established by the Board:

- A. An owner is responsible for costs related to the compilation, production, and reproduction of the books and records of the Association. Costs shall be the same as all costs under 1 T.A.C. Section 70.3, the pertinent part of which is reproduced in italics below, and are subject to increase in the event 1 T.A.C. Section 70.3 is amended:

1. Copy charge.

(A) Standard paper copy. The charge for standard paper copies reproduced by means of an office machine copier or a computer printer is \$.10 per page or part of a page. Each side that has recorded information is considered a page.

(B) Nonstandard copy. The charges in this subsection are to cover the materials onto which information is copied and do not reflect any additional charges, including labor, that may be associated with a particular request. The charges for nonstandard copies are:

- *Diskette--\$1.00;*
- *Magnetic tape--actual cost;*
- *Data cartridge--actual cost;*
- *Tape cartridge--actual cost;*
- *Rewritable CD (CD-RW)--\$1.00;*
- *Non-rewritable CD (CD-R)--\$1.00;*

- Digital video disc (DVD)--\$3.00;
- JAZ drive--actual cost;
- Other electronic media--actual cost;
- VHS video cassette--\$2.50;
- Audio cassette--\$1.00;
- Oversize paper copy (e.g.: 11 inches by 17 inches greenbar, bluebar, not including maps and photographs using specialty paper--See also §70.9 of this title)--\$.50;
- Specialty paper (e.g.: Mylar, blueprint, blueline, map, photographic--actual cost.

2. *Labor charge for programming. If a particular request requires the services of a programmer in order to execute an existing program or to create a new program so that requested information may be accessed and copied, the governmental body may charge for the programmer's time.*

(A) The hourly charge for a programmer is \$28.50 an hour. Only programming services shall be charged at this hourly rate.

(B) Governmental bodies that do not have in-house programming capabilities shall comply with requests in accordance with §552.231 of the Texas Government Code.

(C) If the charge for providing a copy of public information includes costs of labor, a governmental body shall comply with the requirements of §552.261(b) of the Texas Government Code.

3. *Labor charge for locating, compiling, manipulating data, and reproducing public information.*

(A) The charge for labor costs incurred in processing a request for public information is \$15 an hour. The labor charge includes the actual time to locate, compile, manipulate data, and reproduce the requested information.

(B) A labor charge shall not be billed in connection with complying with requests that are for 50 or fewer pages of paper records, unless the documents to be copied are located in:

(i) Two or more separate buildings that are not physically connected with each other; or

(ii) A remote storage facility.

(C) A labor charge shall not be recovered for any time spent by an attorney, legal assistant, or any other person who reviews the requested information:

(i) To determine whether the governmental body will raise any exceptions to disclosure of the requested information under the Texas Government Code, Subchapter C, Chapter 552; or

(ii) To research or prepare a request for a ruling by the attorney general's office pursuant to §552.301 of the Texas Government Code.

(D) When confidential information pursuant to a mandatory exception of the Act is mixed with public information in the same page, a labor charge may be recovered for time spent to redact, blackout, or otherwise obscure confidential information in order to release the public information. A labor charge shall not be made for redacting confidential information for requests of 50 or fewer pages, unless the request also qualifies for a labor charge pursuant to Texas Government Code, §552.261(a)(1) or (2).

(E) If the charge for providing a copy of public information includes costs of labor, a governmental body shall comply with the requirements of Texas Government Code, Chapter 552, §552.261(b).

(F) For purposes of paragraph (2)(A) of this subsection, two buildings connected by a covered or open sidewalk, an elevated or underground passageway, or a similar facility, are not considered to be separate buildings.

4. Overhead charge.

(A) Whenever any labor charge is applicable to a request, a governmental body may include in the charges direct and indirect costs, in addition to the specific labor charge. This overhead charge would cover such costs as depreciation of capital assets, rent, maintenance and repair, utilities, and administrative overhead. If a governmental body chooses to recover such costs, a charge shall be made in accordance with the methodology described in paragraph(3) of this subsection. Although an exact calculation of costs will vary, the use of a standard charge will avoid complication in calculating such costs and will provide uniformity for charges made statewide.

(B) An overhead charge shall not be made for requests for copies of 50 or fewer pages of standard paper records unless the request also qualifies for a labor charge pursuant to Texas Government Code, §552.261(a)(1) or (2).

(C) The overhead charge shall be computed at 20% of the charge made to cover any labor costs associated with a particular request. Example: if one hour of labor is used for a particular request, the formula would be as follows: Labor charge for locating, compiling, and reproducing, $\$15.00 \times .20 = \3.00 ; or Programming labor charge, $\$28.50 \times .20 = \5.70 . If a request requires one hour of labor charge for locating, compiling, and reproducing information ($\$15.00$ per hour); and one hour of programming labor charge ($\$28.50$ per hour), the combined overhead would be: $\$15.00 + \$28.50 = \$43.50 \times .20 = \8.70 .

5. *Microfiche and microfilm charge.*

(A) If a governmental body already has information that exists on microfiche or microfilm and has copies available for sale or distribution, the charge for a copy must not exceed the cost of its reproduction. If no copies of the requested microfiche or microfilm are available and the information on the microfiche or microfilm can be released in its entirety, the governmental body should make a copy of the microfiche or microfilm. The charge for a copy shall not exceed the cost of its reproduction. The Texas State Library and Archives Commission has the capacity to reproduce microfiche and microfilm for governmental bodies. Governmental bodies that do not have in-house capability to reproduce microfiche or microfilm are encouraged to contact the Texas State Library before having the reproduction made commercially.

(B) If only a master copy of information in microfilm is maintained, the charge is \$.10 per page for standard size paper copies, plus any applicable labor and overhead charge for more than 50 copies.

6. *Remote document retrieval charge.*

(A) Due to limited on-site capacity of storage documents, it is frequently necessary to store information that is not in current use in remote storage locations. Every effort should be made by governmental bodies to store current records on-site. State agencies are encouraged to store inactive or non-current records with the Texas State Library and Archives Commission. To the extent that the retrieval of documents results in a charge to comply

with a request, it is permissible to recover costs of such services for requests that qualify for labor charges under current law.

(B) If a governmental body has a contract with a commercial records storage company, whereby the private company charges a fee to locate, retrieve, deliver, and return to storage the needed record(s), no additional labor charge shall be factored in for time spent locating documents at the storage location by the private company's personnel. If after delivery to the governmental body, the boxes must still be searched for records that are responsive to the request, a labor charge is allowed according to subsection (d)(1) of this section.

7. *Computer resource charge.*

(A) The computer resource charge is a utilization charge for computers based on the amortized cost of acquisition, lease, operation, and maintenance of computer resources, which might include, but is not limited to, some or all of the following: central processing units (CPUs), servers, disk drives, local area networks (LANs), printers, tape drives, other peripheral devices, communications devices, software, and system utilities.

(B) These computer resource charges are not intended to substitute for cost recovery methodologies or charges made for purposes other than responding to public information requests.

(C) The charges in this subsection are averages based on a survey of governmental bodies with a broad range of computer capabilities. Each governmental body using this cost recovery charge shall determine which category(ies) of computer system(s) used to fulfill the public information request most closely fits its existing system(s), and set its charge accordingly. Type of System--Rate: mainframe--\$10 per CPU minute; Midsize--\$1.50 per CPU minute; Client/Server--\$2.20 per clock hour; PC or LAN--\$1.00 per clock hour.

(D) The charge made to recover the computer utilization cost is the actual time the computer takes to execute a particular program times the applicable rate. The CPU charge is not meant to apply to programming or printing time; rather it is solely to recover costs associated with the actual time required by the computer to execute a program. This time, called CPU time, can be read directly from the CPU clock, and most frequently will be a matter of seconds. If programming is required to comply with a particular

request, the appropriate charge that may be recovered for programming time is set forth in subsection (d) of this section. No charge should be made for computer print-out time. Example: If a mainframe computer is used, and the processing time is 20 seconds, the charges would be as follows: $\$10 / 3 = \3.33 ; or $\$10 / 60 \times 20 = \3.33 .

(E) A governmental body that does not have in-house computer capabilities shall comply with requests in accordance with the §552.231 of the Texas Government Code.

- 8. Miscellaneous supplies. The actual cost of miscellaneous supplies, such as labels, boxes, and other supplies used to produce the requested information, may be added to the total charge for public information.*
 - 9. Postal and shipping charges. Governmental bodies may add any related postal or shipping expenses which are necessary to transmit the reproduced information to the requesting party.*
 - 10. Sales tax. Pursuant to Office of the Comptroller of Public Accounts' rules sales tax shall not be added on charges for public information (34 TAC, Part 1, Chapter 3, Subchapter O, §3.341 and §3.342).*
 - 11. Miscellaneous charges: A governmental body that accepts payment by credit card for copies of public information and that is charged a "transaction fee" by the credit card company may recover that fee.*
- B. Any requesting owner must provide advance payment of the costs of compilation, production, and reproduction for the requested information, as estimated by the Association. If the estimated costs are lesser or greater than the actual costs, the Association shall submit a final invoice to the owner on or before the 30th business day after the date the information is delivered. If the final invoice includes additional amounts due from the owner, the additional amounts, if not reimbursed to the Association before the 30th business day after the date the invoice is sent to the owner, may be added to the owner's account as an assessment. If the estimated costs exceed the final invoice amount, the owner is entitled to a refund, and the refund shall be issued to the owner not later than the 30th business day after the date the invoice is sent to the owner.

This policy shall supersede and render null and void any previously adopted policy to the extent that the terms of such policy are contradictory.

This is to certify that the foregoing Records Production and Copying Policy was adopted by the Board of Directors, in accordance with Section 209.005 of the Texas Property Code.

Tiffany M. Sheppard

Name: Tiffany M. Sheppard

Title: Crawford Farms HOA President

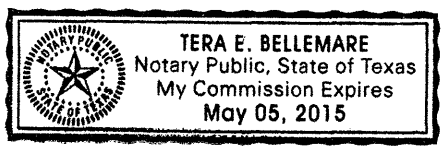
Date: 9.12.11

STATE OF TEXAS

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COUNTY OF Tarrant

This instrument was acknowledged before me on the 12 day of September, 2011, by Tera Bellemare of Premier Communities, a Texas non-profit corporation, on behalf of said corporation.



Tera E. Bellemare
Notary Public, State of Texas

AFTER RECORDING RETURN TO:

Premier Communities
3102 Oak Lawn Avenue, Suite 202
Dallas, TX 75219

MARY LOUISE GARCIA

COUNTY CLERK



100 West Weatherford Fort Worth, TX 76196-0401

PHONE (817) 884-1195

PREMIER COMMUNITIES
3102 OAK LAWN AVE STE 202
DALLAS, TX 75219

Submitter: CRAWFORD FARMS
HOMEOWNERS ASSOCIATION

DO NOT DESTROY
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Filed For Registration: 12/21/2011 12:43
PM

Instrument #: D211307663

OPR 3 PGS \$20.00

By: Mary Louise Garcia

D211307663

ANY PROVISION WHICH RESTRICTS THE SALE, RENTAL OR USE OF THE DESCRIBED REAL PROPERTY
BECAUSE OF COLOR OR RACE IS INVALID AND UNENFORCEABLE UNDER FEDERAL LAW.

Prepared by: CAMADDOCK

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Crawford Farms Homeowners Association, Inc.

Document Retention Policy

WHEREAS, the Board of Directors (the “Board”) of Crawford Farms Homeowners Association, Inc. (the “Association”) wishes to adopt a Document Retention Policy in order to be compliant with Section 209.005(m) of the Texas Property Code; and

WHEREAS, the Board intends to file this policy in the real property records of each county in which the subdivision is located, in compliance with Sections 209.005 and 202.006 of the Texas Property Code; and

NOW, THEREFORE, IT IS RESOLVED that the following Document Retention Policy is established by the Board:

1. Certificates of formation, bylaws, restrictive covenants, and all amendments to the certificates of formation, bylaws, and covenants shall be retained permanently.
2. Financial books and records shall be retained for seven years.
3. Account records of current owners shall be retained for five years.
4. Contracts with a term of one year or more shall be retained for four years after the expiration of the contract term.
5. Minutes of meetings of the owners and the board shall be retained for seven years.
6. Tax returns and audit records shall be retained for seven years.

This policy shall supersede and render null and void any previously adopted policy to the extent that the terms of such policy are contradictory.

[signature page to follow]

This is to certify that the foregoing Document Retention Policy was adopted by the Board of Directors, in accordance with Section 209.005 of the Texas Property Code.

Tiffany M Sheppard

Name: Tiffany M. Sheppard

Title: Crawford Farms HOA President

Date: 9.12.11

STATE OF TEXAS

COUNTY OF Tarrant

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This instrument was acknowledged before me on the 12 day of September, 20 11, by Tera Bellemare of Premier Communities, a Texas non-profit corporation, on behalf of said corporation.



Tera E. Bellemare
Notary Public, State of Texas

AFTER RECORDING RETURN TO:

Premier Communities
3102 Oak Lawn Avenue, Suite 202
Dallas, TX 75219

MARY LOUISE GARCIA

COUNTY CLERK



100 West Weatherford Fort Worth, TX 76196-0401

PHONE (817) 884-1195

PREMIER COMMUNITIES
3102 OAK LAWN AVE STE 202
DALLAS, TX 75219

Submitter: CRAWFORD FARMS
HOMEOWNERS ASSOCIATION

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Filed For Registration: 12/21/2011 12:43
PM

Instrument #: D211307664

OPR 5 PGS \$28.00

By: Mary Louise Garcia

D211307664

ANY PROVISION WHICH RESTRICTS THE SALE, RENTAL OR USE OF THE DESCRIBED REAL PROPERTY
BECAUSE OF COLOR OR RACE IS INVALID AND UNENFORCEABLE UNDER FEDERAL LAW.

Prepared by: CAMADDOCK

Crawford Farms Homeowners Association, Inc.
GUIDELINES FOR FENCE MODIFICATIONS

STATE OF TEXAS

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COUNTY OF TARRANT

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KNOW ALL PERSONS BY THESE PRESENTS:

WHEREAS the Crawford Farms Homeowners Association, Inc. (“Association”) is charged with administering and enforcing those certain covenants, conditions and restrictions contained in the recorded Declarations for the various sections of the community (referred to collectively as “Declarations”); and

WHEREAS, the Board of Directors (“Board”) of the Association has determined that in connection with maintaining the aesthetics and architectural harmony of the community, and to provide clear and definitive guidance regarding the appearance of residential fences, it is appropriate for the Association to adopt the following guidelines.

NOW, THEREFORE, the Board has duly adopted the following *Fence Modification Guidelines* within the community.

- All fences that are on a shared property line are the shared responsibility of both homeowners. Be a good neighbor and split the costs of repairs to keep all fences in good repair. If these matters cannot be handled between owners individually, then the situation should be filed in civil court.
- All fences must be a minimum of six feet (6’) tall and must be the same height all the way around. Any other fence height must be submitted to the ACC for approval and have all adjoining neighbors sign fence agreement.
- If an owner wished to change the height or location of a current fence, an ACC Request form must be submitted along with a plot plan and a copy of the Fence Alteration – Neighbor Approval form where all affected neighbors agree to the modification.
- If all neighbors do not agree to the modification, it will not be approved by the ACC Committee.
- All fences must be constructed of wood and other request must be submitted to the ACC
- All fences must be constructed so that the structural support or poles are facing the inside of the yard and cannot be seen from the street.
- No wood fence may be stained to alter the fence color from a natural wood color. Clear sealants may be applied without prior approval from the ACC but any other stains must first be submitted for approval and approved in writing. Example of an approved stain is Olympic Oil Base Cedar Natural Tone, Semi Transparent Stain, Ready Seal OIS, Thompson’s Clear Water Seal, Sherwin Williams’ Clear Wood Finish, or Behr Cedar Neutral Tone DP533 (This replaces #716 of the same shade; only the number has changed.)
- The use or application of paint (or any stain which cures in a solid color) is prohibited

- **Fence Alteration- Neighbor Approval Form**

Owner Name	
Owner Address	
Description of Modification	

Neighbor Name	
Neighbor Address	
Neighbor Phone Number	
Neighbor Email	
Neighbor Signature	

Neighbor Name	
Neighbor Address	
Neighbor Phone Number	
Neighbor Email	
Neighbor Signature	
Neighbor Name	

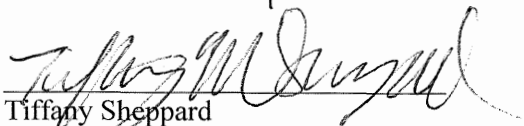
Neighbor Address	
Neighbor Phone Number	
Neighbor Email	
Neighbor Signature	

Neighbor Name	
Neighbor Address	
Neighbor Phone Number	
Neighbor Email	
Neighbor Signature	

Neighbor Name	
Neighbor Address	
Neighbor Phone Number	
Neighbor Email	
Neighbor Signature	

The guidelines are effective upon recordation in the Public Records of TARRANT County, and supersede any guidelines for fence modifications which may have previously been in effect. All other provisions contained in the Declarations or any other dedicatory instruments of the Association shall remain in full force and effect.

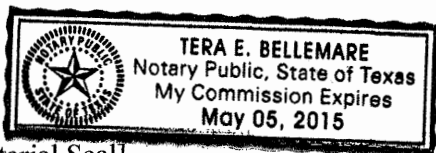
Approved and adopted by the Board on this 12 day of September 2011.


Tiffany Sheppard
Board President
Crawford Farms Homeowners Association, Inc.

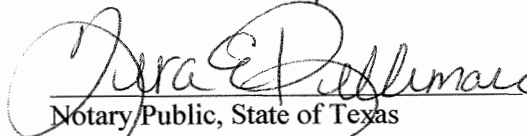
STATE OF TEXAS §
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COUNTY OF TARRANT §

Before me, the undersigned authority, on this day personally appeared Tiffany Sheppard, Board President of Crawford Farms Homeowners Association, Inc., a Texas corporation, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that he/she had executed the same as the act of said corporation for the purpose and consideration therein expressed, and in the capacity therein stated.

Given under my hand and seal of office this 12 day of September, 2011.



[Notarial Seal]


Notary Public, State of Texas
Tera E. Bellemare
Printed Name

My commission expires: May 5, 2015

2

**Crawford Farms Homeowners Association, Inc.
Resolution of the Board**

WHEREAS, The Boards of Directors (the "Board") of Crawford Farms Homeowners Association (the "Association") has considered the current interest charges and collection charges applied in connection with collection of past due regular or special assessments; and

WHEREAS, the Board, under Section 3.9 of the Association's Declaration of Covenants, Conditions and Restrictions for the Crawford Farms HOA (the "Declaration"), has the right to charge a late charge, in an amount determined by the Board; and

WHEREAS, the Board wishes to encourage prompt payment of assessments.

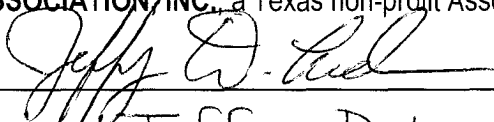
IT IS, THEREFORE, RESOLVED by the Board that the following charges will be assessed on overdue payments of assessments, regular or special.

1. Late Charges. A late charge of \$25 will be added monthly to assessment amounts over 30 days past due in accordance with Section 3.9 of the Declaration. The Late Charges will not be applied for past due interest charges or collection charges.

IT IS FURTHER RESOLVED THAT THIS Covenant Enforcement and Fining Policy is effective upon adoption hereof, to remain in force and effect until revoked, modified or amended.

This is to certify that the foregoing resolution was adopted by a majority of the entire Board of Directors at a meeting of same on the 19th day of November, 2009, and has not been modified, rescinded or revoked.

**CRAWFORD FARMS HOMEOWNERS
ASSOCIATION, INC.,** a Texas non-profit Association


Name: Jeffery D. Lederer

Title: President

**Crawford Farms Homeowners Association, Inc.
Resolution of the Board**

THE STATE OF TEXAS

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COUNTY OF TARRANT

This instrument was acknowledged before me on the 19th day of November,
2009 by Jeffery D. Lederer, President of Crawford Farms Homeowners
Association, Inc., on behalf of said corporation.

Carla Felipe
Notary Public In and For the State Of Texas

AFTER RECORDING RETURN TO:

***Crawford Farms HOA
5751 Kroger Rd, Suite 193
Keller, TX 76244***



SUZANNE HENDERSON

COUNTY CLERK



100 West Weatherford Fort Worth, TX 76196-0401

PHONE (817) 884-1195

CRAWFORD FARMS HOA
5751 KROGER RD, STE 193
KELLER, TX 76244

Submitter: CRAWFORD FARMS HOA

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Filed For Registration: 1/22/2010 12:53 PM

Instrument #: D210015595

OPR 3 PGS \$20.00

By: _____

Suzanne Henderson

D210015595

ANY PROVISION WHICH RESTRICTS THE SALE, RENTAL OR USE OF THE DESCRIBED REAL PROPERTY
BECAUSE OF COLOR OR RACE IS INVALID AND UNENFORCEABLE UNDER FEDERAL LAW.

Prepared by: SLDAVES

**CRAWFORD FARMS
HOMEOWNERS ASSOCIATION, INC.**

COVENANT ENFORCEMENT AND FINING POLICY

WHEREAS, the Board of Directors (the "Board") of Crawford Farms Homeowners Association, Inc. (the "Association") finds there is a need to establish orderly procedures for the enforcement of the restrictive covenants set forth in the Declaration of Covenants, Conditions and Restrictions for Crawford Farms Development recorded as Instrument #: D2003259006 of the Real Property Records of Tarrant County, Texas on July 17, 2003, as amended from time to time (the "Declaration"), for enforcement of any rules and regulations (the "rules and regulations") and for the levying of fines against owners violating the Declaration and the rules and regulations.

NOW, THEREFORE, IT IS RESOLVED that the following procedures and practices are established for the enforcement of the restrictive covenants of the Declaration and the rules and regulations and for the elimination of violations of such provisions found to exist in, on and about the Lots within Crawford Farms Development and the same are to be known as the "Covenant Enforcement and Fining Policy" (to be referred to herein as the "Enforcement Policy") of the Association in the discharge of its responsibilities for determination and enforcement of remedies for violations within Vista West Development.

1. Establishment of Violation. Any condition, use, activity or improvement which does not comply with the provisions of the Declaration, By-Laws of the Association, Inc. (the "By-Laws") or the rules and regulations of the Association, shall constitute a "Violation" under this Policy for all purposes.

2. Report of Violation. The existence of a Violation will be verified by a field observation conducted by the Board or its delegate. For the purpose of this Enforcement Policy, the delegate of the Board may include Management, an officer or member of the Board, or a member of any committee established by the Board for this purpose. A timely written report shall be prepared by the field observer for each Violation which will include the following information:

- a. Identification of the nature and description of the Violation(s).
- b. Identification by street address and legal description, if available, of the Lot on which the Violation exists.
- c. Date of the verification observation and name of the person making such observation.

At the same time that the field observation report is prepared, the Board or its delegate may forward to the Owner of the Lot in question written notice via regular first-class mail or via postcard of the discovery of a Violation(s) (the "Courtesy Notice"). The Owner will have at least fourteen (14) days from the date of the Courtesy Notice to correct or eliminate the Violation(s). The Board or its delegate may, in lieu of this notice, proceed immediately to the notice set forth in Paragraph 3 below.

3. Notice of Violation. If the Violation is not corrected or eliminated when the time period specified in the Courtesy Notice, or if the Board or its delegate deem it appropriate to proceed without the Courtesy Notice, the Association will forward to the Owner of the Lot in question written notice of the Violation(s) by regular first-class mail or personal delivery and by certified mail, return receipt requested (the "Notice of Violation"). A Notice of Violation is not required if the alleged violator received a Notice of Violation relating to a similar Violation within six (6) months of the current Violation and was given a reasonable opportunity to cure the prior Violation. In such event, the Board may impose sanctions as authorized by the Declaration and/or this Enforcement Policy without notice to the Owner other than the Final Notice of Violation described in Paragraph 4 below. The Notice of Violation, if required, will state the following:

a. The nature, description and location of the Violation, including any property damage caused by the Owner.

b. The authority for establishing the Violation, including the authority for recovering property damages caused by the Owner.

c. The proposed sanction to be imposed, including the amount of any fine or the amount claimed to be due from the owner for property damage.

d. If the Violation is corrected or eliminated within a reasonable time after the Owner's receipt of the Notice of Violation that a fine will not be assessed, common area privileges will not be suspended and that no further action will be taken.

e. The recipient may, on or before thirty (30) days from the receipt of the Notice of Violation, deliver to the Association a written request for a hearing.

f. If the Violation is not corrected or eliminated within the time period specified in the Notice of Violation, or if a written request for a hearing is not made on or before thirty (30) days from the receipt of the Notice of Violation, that the sanctions delineated in the Notice of Violation may be imposed and that any attorney's fees and costs will be charged to the Owner.

g. If a hearing is timely requested and is held before a delegate of the Board, that the Owner may appeal the decision of the delegate to the Board.

4. Final Notice of Violation. A formal notice of the Violation and the sanction to be imposed, including the amount of any fine or the amount of any property damage (the "Final Notice of Violation") will be sent by the Association to the Owner by regular first-class mail and by certified mail, return receipt requested, where, within the time period specified in the Notice of Violation, the Violation has not been corrected or eliminated or the Association has not timely received a written request for a hearing.

5. Request for a Hearing. If the Owner challenges the proposed action by timely requesting a hearing, the hearing shall be held in executive session of the Board or its delegate affording the alleged violator a reasonable opportunity to be heard. Such hearing shall be held no later than the 30th day after the date the Board receives the Owner's request to a hearing. Prior to the effectiveness of any sanction hereunder, proof of proper notice of the hearing shall be placed

in the minutes of the meeting. Such proof shall be deemed adequate if a copy of the notice, together with a statement of the date and manner of delivery, is entered by the officer, director, agent or delegate who delivered such notice. The notice requirement shall be deemed satisfied if the alleged violator appears at the meeting. The notice of the hearing shall be sent no later than the 10th day before the date of the hearing. The Association or the Owner may request a postponement, and, if requested, a postponement shall be granted for a period of not more than ten (10) days. The minutes of the meeting shall contain a written statement of the results of the hearing and the sanction, if any, imposed by the Board or its delegate. The Association shall notify the Owner in writing of its action within ten (10) days after the hearing. The Board may, but shall not be obligated to, suspend any proposed sanction if the Violation is cured within the ten-day period. Such suspension shall not constitute a waiver of the right to sanction future violations of the same or other provisions and rules by any Owner.

6. Appeal. Following a hearing before a delegate of the Board, the Owner shall have the right to appeal the decision to the Board. To perfect this right, a written notice of appeal must be received by the manager, president or secretary of the Association within ten (10) days after the date of the Association's written notice to the Owner of the results of the hearing. Any hearing before the Board shall be held in the same manner as provided in Paragraph 5 for hearings before a delegate of the Board.

7. Correction of Violation. Where the Owner corrects or eliminates the Violation(s) prior to the imposition of any sanction, no further action will be taken (except for collection of any monies for which the Lot Owner may become liable under this Enforcement Policy and/or the Declaration). Written notice of correction or elimination of the Violation may be obtained from the Board upon request for such notice by the Owner and upon payment of a fee for same, the amount of which is set by the Board.

8. Referral to Legal Counsel. Where a Violation is determined or deemed determined to exist and where the Board deems it to be in the best interests of the Association to refer the Violation to legal counsel for appropriate action, the Board may do so at any time. Such legal action may include, without limitation, sending demand letters to the violating Owner and/or seeking injunctive relief against the Owner to correct or otherwise abate the Violation. Attorney's fees and all costs incurred by the Association in enforcing the Declaration and administering this Enforcement Policy shall become the personal obligation of the Owner and secured by the assessment lien of the Association described in the Declaration.

9. Fines. Subject to the provisions of this Enforcement Policy and/or the Declaration, the imposition of fines will be on the following basis:

a. Fines will be based on an amount that is reasonably related to the nature of the Violation. The Board shall have final discretion in determining the appropriate fine for the Violation in question. The Board may adopt and amend, from time to time, a schedule of fines applicable to Violations within Crawford Farms Development which may include a progression of fines for repeat offenders.

b. Imposition of fines will be in addition to and not exclusive of any other rights, remedies and recoveries of the Association as created by the Declaration, the By-Laws or this Enforcement Policy.

c. Fines shall become the personal obligation of the Owner(s) and, if unpaid, shall constitute a lien against the violating Owner's Lot in favor of the Association.

d. The fine policy that will be enforced by the Board at this time will include a \$50 fine after expiration of the 30 day TROPA notice and \$50 every 30 days after until the violation is cured.

10. Notices. As stated in Section 3 and 4 above, before the Association levies a fine or suspends an Owner's right to enjoy the common areas and amenities, written notice will be sent by the Association to the Owner by regular first-class mail and by certified mail, return receipt requested. Subject to this requirement all notices required by this Enforcement Policy shall be in writing and shall be deemed to have been duly given if delivered personally and/or if sent by United States Mail, postage prepaid, to the Owner at the address which the Owner has designated in writing and filed with the Secretary of the Association or, if no such address has been designated, to the address of the Lot of the Owner.

a. Where the notice is allowed to be directed by personal delivery, notice shall be deemed to have been given, sent, delivered or received upon actual receipt by any person accepting delivery thereof at the address of the recipient as set forth in such notice or if no person is there, by leaving the notice taped to the front door of the residence.

b. Where the notice is placed into the care and custody of the United States Postal Service, notice shall be presumed to have been given, sent, delivered or received, as of the third (3rd) calendar day following the date of postmark of such notice bearing postage prepaid and the appropriate name and address as required herein unless otherwise shown by the recipient to have been received at a later date.

c. Where a day required for an action to be taken or a notice to be given, sent, delivered or received, as the case may be, falls on a Saturday, Sunday or United States Postal Service holiday, the required date for the action or notice will be extended to the first day following which is neither a Saturday, Sunday or United States Postal Service holiday.

d. Where the Board has actual knowledge that an enforcement action would directly affect a third party (e.g. a tenant or a neighbor) or involves a Violation by a party other than the Owner, notices required under this Enforcement Policy may be given, if possible, to such third party in addition to the Owner. Notwithstanding any notice sent to a third party, the Owner remains the party responsible for compliance with the requirements of the Declaration. The Board shall accept a response from any such third party only upon the written direction of the Owner of the Lot upon which the Violation exists.

e. Where the interests of an Owner in a Lot have been handled by a representative or agent of such Owner or where an Owner has otherwise acted so as to put the Association on notice that its interest in a Lot has been and are being handled by a representative

or agent, any notice or communication from the Association pursuant to this Enforcement Policy will be deemed full and effective for all purposes if given to such representative or agent.

f. Where an Owner transfers record title to a Lot at any time during the pendency of any procedure prescribed by this Enforcement Policy, such Owner shall remain personally liable for all costs and fines under this Enforcement Policy. A resale certificate shall be given upon request which specifically references the violation. As soon as practical after receipt by the Association of a notice of a change in the record title to a Lot which is the subject of enforcement proceedings under this Enforcement Policy, the Board may begin enforcement proceedings against the new Owner in accordance with this Enforcement Policy. The new Owner shall be personally liable for all costs and fines under this Enforcement Policy which are the result of the new Owner's failure and/or refusal to correct or eliminate the Violation in the time and manner specified under this Enforcement Policy.

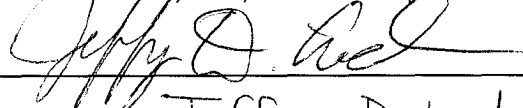
11. Cure of Violation During Enforcement. An Owner may correct or eliminate a Violation at any time during the pendency of any procedure prescribed by this Enforcement Policy. Upon verification by written report to the Board and sent, where appropriate, to the Board that the Violation has been corrected or eliminated; the Violation will be deemed no longer to exist. The Owner will remain liable for all costs and fines incurred prior to correction of the violation, which costs and fines, if not paid upon demand therefor by Management, will be referred to the Board of Directors of the Association for collection.

12. Definitions. The definitions contained in the Declaration and By-Laws are hereby incorporated herein by reference.

IT IS FURTHER RESOLVED THAT THIS Covenant Enforcement and Fining Policy is effective upon adoption hereof, to remain in force and effect until revoked, modified or amended.

This is to certify that the foregoing resolution was adopted by a majority of the entire Board of Directors at a meeting of same on the 19th day of November, 2009, and has not been modified, rescinded or revoked.

**CRAWFORD FARMS HOMEOWNERS
ASSOCIATION, INC.**, a Texas non-profit Association


Name: Jeffery D. Lederer

Title: President

THE STATE OF TEXAS

§
§
§

COUNTY OF TARRANT

This instrument was acknowledged before me on the 19th day of November,
2009 by Jeffery D. Lederer, President of Crawford Farms Homeowners
Association, Inc., on behalf of said corporation.

Carla Felipe
Notary Public In and For the State Of Texas

AFTER RECORDING RETURN TO:

***Crawford Farms HOA
5751 Kroger Road, Suite 193
Keller, TX 76244***



SUZANNE HENDERSON

COUNTY CLERK



100 West Weatherford Fort Worth, TX 76196-0401

PHONE (817) 884-1195

CRAWFORD FARMS HOA
5751 KROGER RD, STE 193
KELLER, TX 76244

Submitter: CRAWFORD FARMS HOA

DO NOT DESTROY
WARNING - THIS IS PART OF THE OFFICIAL RECORD.

Filed For Registration: 1/22/2010 12:53 PM

Instrument #: D210015596

OPR 7 PGS \$36.00

By: _____

Suzanne Henderson

D210015596

ANY PROVISION WHICH RESTRICTS THE SALE, RENTAL OR USE OF THE DESCRIBED REAL PROPERTY
BECAUSE OF COLOR OR RACE IS INVALID AND UNENFORCEABLE UNDER FEDERAL LAW.

Prepared by: SLDAVES

3

**SIXTH AMENDMENT
TO AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS
AND RESTRICTIONS FOR CRAWFORD FARMS**

STATE OF TEXAS §
 §
COUNTY OF TARRANT §

THIS SIXTH AMENDMENT TO AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR CRAWFORD FARMS (the "Amendment") is made on the date of execution by CRAWFORD FARMS HOMEOWNERS ASSOCIATION, INC., a Texas nonprofit corporation (the "Association").

WITNESSETH:

WHEREAS, the Association is governed by that certain Declaration of Covenants, Conditions and Restrictions for Crawford Farms recorded on May 11, 2000 as Document No. D200100353 of the Official Public Records of Real Property of Tarrant County, Texas, as amended and restated by that certain Amended and Restated Declaration of Covenants, Conditions, and Restrictions recorded on dated July 17, 2003 as Document No. D203259006 of the Official Public Records of Tarrant County, Texas (as further amended and/or supplemented, the "Declaration") which subjects Crawford Farms to the Association;

WHEREAS, pursuant to Section 8.2 of the Declaration, after the Conversion Date, the Declaration may be amended by the affirmative vote of Owners constituting at least the holders of a majority of the votes entitled to be cast by Members at a meeting at which quorum is present in person or by proxy; and

WHEREAS, the Association so desires to amend the Declaration.

NOW, THEREFORE, the Association hereby amends the Declaration as follows:

1. Subpart (iv) of the third sentence of Article IV, Section 4.1(a) of the Declaration is hereby deleted in its entirety and replaced with the following:

(iv) Shingles shall be single laminate either dimensional asphalt shingle dual/multi-layer or dimensional asphalt shingle dual/multi-layer that represent rectangular shake or rectangular slate style. Except as otherwise provided by applicable law, all other shingle styles/types to include single layer strip, shake, stone slate, clay, and hurricane shingles are prohibited. The coloration of shingles shall be in weathered wood, driftwood, black, darkest gray (nearest to black) or darkest brown (no red or tan tones). All other shingle colorations to include green, blue, red, and patterned multi-color blend are prohibited.



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Page: 1 of 4

Fees: \$27.00

NOTICE

SUBMITTER: BRANDY ADAMS

Mary Louise Nicholson
MARY LOUISE NICHOLSON
COUNTY CLERK

2. All capitalized terms undefined in this Amendment shall have the same meanings herein as are prescribed to them in the Declaration.

3. In the event of any inconsistency, the terms and provisions of this Amendment shall control over and modify the terms and provisions of the Declaration. Except as specifically amended by the provisions hereof, the terms and provisions stated in the Declaration shall continue to govern the rights and obligations of the parties thereunder, and all provisions and covenants in the Declaration, as amended hereby, shall remain in full force and effect and are hereby ratified and confirmed, and shall be construed along with this Amendment as one instrument.

[SIGNATURE PAGE(S) TO FOLLOW]