


MARY LOUISE NICHOLSON
COUNTY CLERK

**NOTICE OF FILING OF DEDICATORY INSTRUMENT FOR
CITY POINT NRH RESIDENTIAL HOMEOWNERS ASSOCIATION, INC.**

STATE OF TEXAS

COUNTY OF TARRANT

This Notice of Filing of Dedicatory Instruments for City Point NRH Residential Homeowners Association, Inc., (“Notice”) is made by and on behalf of City Point NRH Residential Homeowners Association, Inc. (the “Association”).

RECITALS:

WHEREAS, the Association is a property owners association as defined in Section 202.001(2) of the Texas Property Code; and

WHEREAS, The Association is governed by a dedicatory instrument, which covers the property described therein entitled Declaration of Covenants, Conditions and Restrictions for City Point NRH Residential Homeowners Association, Inc., filed or to be filed in the Real Property Records of Tarrant County, Texas (the “Declaration”), as City Point NRH Residential Homeowners Association, Inc., such may be amended, supplemented and/or corrected from time to time; and

WHEREAS, Section 202.006 of the Texas Property Code requires a property owners association to file the dedicatory instrument in the Real Property Records of each county in which the property to which the dedicatory instrument relates is located; and

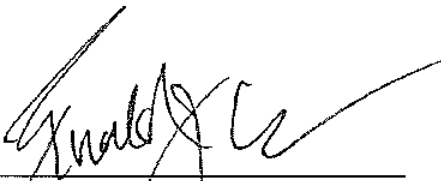
WHEREAS, the Association desires to file a Notice by adding the instruments attached hereto herein adopted by the Association.

NOW THEREFORE, the Association files true and correct copies of the following instruments of the Association which are attached hereto:

- 1. First Amendment to Design Guidelines**

IN WITNESS WHEREOF, the undersigned agent of City Point NRH Residential Homeowners Association, Inc., certifies that, to the best of his/her knowledge, as of the effective date of this Notice of Filing of Dedicatory Instrument that the foregoing instruments are a true and correct copy of the current instruments of the Association.

[Signature follows on next page]

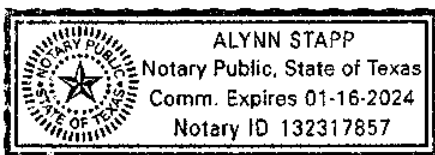
By: 
 Ronald J. Corcoran, President,
 Essex Association Management L.P., Its
 Managing Agent.

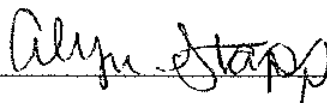
STATE OF TEXAS

COUNTY OF TARRANT

Before me, the undersigned authority, a Notary Public in and for said county and state, on this day personally appeared Ronald J. Corcoran, President, Essex Association Management L.P., on behalf of City Point NRH Residential Homeowners Association, Inc., known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and consideration therein expressed, in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 18 DAY OF NOVEMBER, 2022.




 Notary Public in and for the State of Texas

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

**FIRST AMENDMENT
TO DESIGN GUIDELINES FOR CITY POINT NRH RESIDENTIAL COMMUNITY
(Security Measures)**

THIS FIRST AMENDMENT TO DESIGN GUIDELINES FOR THE CITY POINT NRH RESIDENTIAL COMMUNITY (this "Amendment") is made and entered by Brock Babb, an individual, Dustin Warren, an individual, and Victor Tannous, an individual, being all the members of the Architectural Control Committee (the "ACC") as of the ____ day of November, 2022.

WHEREAS, MM City Point 53, LLC, a Texas limited liability company, (the "Declarant") executed that certain Declaration of Covenants, Conditions and Restrictions for City Point NRH Residential Community recorded on December 14, 2021, as Instrument No. D221363874, in the Official Public Records of Tarrant County, Texas (the "Declaration"), which Declaration encumbers the real property described therein with the covenants, conditions and restrictions set out therein (the "Property");

WHEREAS, pursuant to Section 202.023 of the Property Code, the Association may prohibit the installation of security cameras by an Owner of a Lot in a place other than that Owner's Lot or private property, and may regulate the type of fencing that an Owner may install on its Lot;

WHEREAS, pursuant to Section 1.16 of the Declaration, the Design Guidelines (as defined by the Declaration) may be amended by majority written consent of the ACC;

WHEREAS, pursuant to its rights as ACC under the Declaration, including, without limitation, Section 1.16 of the Declaration, a majority of the ACC desires to amend and modify certain requirements and restrictions set forth in Section 1.2 of the Design Guidelines, applicable to Properties and Lots located therein, as more specifically provided in this Amendment, to include additional design guidelines and requirements for security measures, including fencing and cameras, installed or constructed on Lots within the Property subject to the Declaration.

NOW, THEREFORE, a majority of the ACC does hereby consent to amend and modify the Design Guidelines, and the Design Guidelines are hereby modified, as follows:

1. Defined Terms. Unless otherwise defined in the Design Guidelines or the context otherwise requires, each term used in the Design Guidelines with its initial letter capitalized which has been specifically defined in the Declaration shall have the same meaning herein as given to such term in the Declaration.

2. Amendment. A majority of the ACC desires to modify and amend the Design Guidelines attached as Appendix "D" to the Declaration and applicable to all Lots within the Property, and the Design Guidelines are hereby modified, to add the following as a new Section 1.2.4 thereunder:

"1.2.4. Security Measures. Any security fencing installed on an Owner's Lot as a security measure under Section 202.023 of the Texas Property Code, as amended (a) shall be no higher than six (6) feet from grade, (b) to the extent located within the front yard area of an Owner's Lot, must be open and constructed of ornamental metal or wrought iron materials that allow the front façade of the residence on such Owner's Lot to remain visible from the street through such fencing and be of a design approved by the ACC, (c) to the extent located within the front yard area of an Owner's Lot, shall not include or be constructed or installed with screening material, landscape screening, chain link, razor wire, electrification, or barbed wire, and (d) such fencing shall otherwise be constructed, installed and maintained in compliance with any and all governmental requirements, including permit requirements. No Owner shall place security cameras in any place other than the Owner's own Lot. The "front yard area" with respect to a Lot shall mean the area between the front façade of the residence on such Lot and the public street or right-of-way in front of such Lot."

3. No Other Effect. Except as expressly modified, amended and supplemented by this Amendment, the terms and provisions of the Design Guidelines are not amended, modified or supplemented, and the Design Guidelines, as modified, amended and supplemented hereby, are hereby amended as provided herein.


4. Severability. Invalidation of any one provision of this Amendment by judgment or court order shall in no way affect any other provision of this Amendment or the remainder of this Amendment which shall remain in full force and effect. Furthermore, in lieu of each such illegal, invalid, or unenforceable provision, there shall be added automatically as a part of this Amendment a provision as similar in terms to such illegal, invalid, or unenforceable provision as may be possible and be legal, valid, and enforceable.

5. Headings. The headings contained in this Amendment are for reference purposes only and shall not in any way affect the meaning or interpretation of this Amendment.

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EXECUTED to be effective as of the date written above.

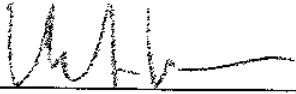
**CONSENTED TO AND ADOPTED BY THE
ARCHITECTURAL CONTROL COMMITTEE:**



Printed Name: Brock Babb, President



Printed Name: Dustin Warren, Vice President



Printed Name: Victor Tannous, Secretary