

AFTER RECORDING, PLEASE RETURN TO:

**Judd A. Austin, Jr.
Henry Oddo Austin & Fletcher, P.C.
1700 Pacific Avenue
Suite 2700
Dallas, Texas 75201**

**FIFTH SUPPLEMENTAL CERTIFICATE AND MEMORANDUM OF
RECORDING OF DEDICATORY INSTRUMENTS
FOR
MCKINNEY GREENS HOA**

**STATE OF TEXAS §
 §
COUNTY OF COLLIN §**

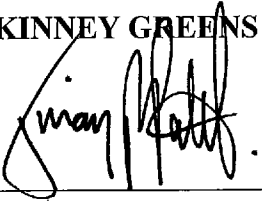
The undersigned, as attorney for McKinney Greens HOA, for the purpose of complying with Section 202.006 of the Texas Property Code and to provide public notice of the following dedicatory instruments affecting the owners of property described on Exhibit B attached hereto (the “*Property*”) hereby states that the dedicatory instruments attached hereto are true and correct copies of the following:

- 1. *Architectural Control Committee: Guidelines and Rules (April 28, 2019) (Exhibit A-1); and***
- 2. *Rules Clarification (April 28, 2019) (Exhibit A-2).***

All persons or entities holding an interest in and to any portion of property described on Exhibit B attached hereto are subject to the foregoing dedicatory instruments and they replace and supersede all previously recorded dedicatory instruments addressing the same or similar subject matter and shall remain in force and effect until revoked, modified or amended by the Board of Directors.

IN WITNESS WHEREOF, McKinney Greens HOA has caused this Fifth Supplemental Certificate and Memorandum of Recording of Dedicatory Instruments to be recorded in the Official Public Records of Collin County, Texas, and supplements that Certificate and Memorandum of Recording of Dedicatory Instruments filed on September 23, 2013, as Instrument No. 20130923001331480 in the Official Public Records of Collin County, Texas; that certain First Supplemental Certificate and Memorandum of Recording of Dedicatory Instruments filed on October 31, 2013, as Instrument No. 20131031001485660 in the Official Public Records of Collin County, Texas; that certain Second Supplemental Certificate and Memorandum of Recording of Dedicatory Instruments filed on February 24, 2014, as Instrument No. 20140224000165200 in the Official Public Records of Collin County, Texas; that certain Third Supplemental Certificate and Memorandum of Recording of Dedicatory Instruments filed on June 3, 2015, as Instrument No. 20150603000657310 in the Official Public Records of Collin County, Texas; and that certain Fourth Supplemental Certificate and Memorandum of Recording of Dedicatory Instruments filed on November 21, 2017, as Instrument No. 20171121001545910 in the Official Public Records of Collin County, Texas.

MCKINNEY GREENS HOA

By: 
Its: _____
Attorney

STATE OF TEXAS §
 §
COUNTY OF DALLAS §

BEFORE ME, the undersigned Notary Public, on this day personally appeared Vinay B. Patel, attorney for McKinney Greens HOA, known to me to be the person whose name is subscribed on the foregoing instrument and acknowledged to me that he executed the same for the purposes therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND AFFIRMED SEAL OF OFFICE on this 30th day of April, 2019.



Notary Public, State of Texas

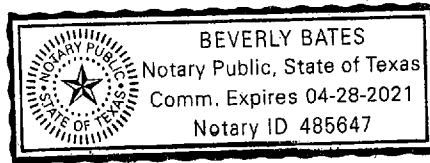


Exhibit A-1

McKinney Greens Homeowners Association

Architectural Control Committee Guidelines and Rules

April 28, 2019

This Architectural Control Committee Guidelines and Rules document is intended to replace and supersede all previously adopted and recorded dedicatory instruments addressing similar subject matter, including the September 12, 2012; September 17, 2013; and October 19, 2017 versions.

PURPOSE: The purpose of the Architectural Control Committee (ACC) is to ensure the appearance and maintenance of the dwelling, lot, and fences so as not to be unsightly when viewed from the street, park/greenbelt (formerly known as the golf course), common areas or neighboring homes and lots.

ACC approval is required for anything that changes the exterior appearance of your home. By way of example and not limitation, the following require prior ACC approval: all patio covers, exterior construction, additions, alterations, accessory structures, paint and stain colors, accessory structures, fences, landscaping, retaining walls, yard art, and flag poles. Each project requires a separate ACC Request to provide details.

Approval is based on compliance with the Association's Governing Documents (to include the Covenants, Conditions, and Restrictions (CC&R), and By-Laws) and City of McKinney Ordinances.

APPROVAL PROCESS: All homeowners who would like to make improvements or modifications to their home and lot are responsible for submitting the necessary request to the ACC for approval. All submittals to the Committee for approval must be filled out completely and include a copy of all documents required by the CC&R, including building permits if required by the City of McKinney for the proposed project. Submit the request to the HOA management company.

The Request for ACC Approval form is located on the HOA website at mckinneygreenshoa.com, under Documents, click on Architecture Documents. The Approval Form Submission Guide is also located here.

VIOLATIONS: The HOA Management Company regularly tours the neighborhood to visually inspect homes and lots. Violations will be noted and homeowners will receive notices. If Violations are not corrected in a timely way, fines and other charges will accrue.

If there are questions with the interpretation of these guidelines, please contact the Homeowners Association or the HOA management company.

These rules and guidelines are not all inclusive. Refer to the governing documents and amendments for additional requirements, standards and information.

A. ROOFS

- Shingles covered under these guidelines are exclusively those designed primarily to:
 - a. Be wind and hail resistant

- b. Provide heating and cooling efficiencies greater than those provided by customary composite shingles; or
- c. Provide solar generation capabilities
- Shall resemble the shingles used or otherwise authorized for use on property in the subdivision
- Shall match the aesthetics of the property surrounding the property of the owner requesting permission to install the shingles
- Shall be more durable than and are of equal or superior quality to the shingles used or otherwise authorized for used in the McKinney Greens HOA
- Roofing shingles shall only be installed after receiving the written approval of the ACC
- No roofing material of any kind or character shall be placed or stored upon the lot longer than three (3) to five (5) days prior to work commencing.
- All roofing material shall be placed totally within the property lines of the lot upon which the work is to be done
- Weathered Wood and Driftwood are two approved shingle colors. Similar colors may be approved by the ACC
- Failure to obtain a permit will result in the City of McKinney issuing an order to stop work and could result in the City levying a fine

Required for Submission to ACC for Approval

- City of McKinney permit is required, homeowner or the roofing company shall contact the City of McKinney to obtain the permit
- Permit must be posted on the residence to be viewable from the street
- Manufacturer's Specification sheet that specifies shingle color and warranty
- Completed ACC Request for Approval form

B. FENCE REPLACEMENT AND REPAIR

- All fences shall be constructed of wood, except any fence that abuts the park/greenbelt (formerly known as the golf course) must be constructed of wrought iron
- No fence, including fences screening trash and recycle bins, shall extend no nearer to any street than the front edge of the home
- Fences that are used to screen trash and recycle bins and accessory structures must meet these same requirements and have ACC approval
- Any fence that faces a public street or common area shall be constructed so that all structural members and support posts will be on the side of the fence away from the street or common area.
- Wood fences shall not exceed six (6) feet in height
- A single one (1) inch x four (4) inch or a two (2) inch x six (6) inch footer board may be installed around the entire perimeter to curtail erosion and mower damage
- It is recommended that fences at sloped areas either be stepped up or stepped down and not follow the grade
- Fences may be topped with a flat top cap
- Stain must be maintained in a non-faded condition. All colors used must be approved by the ACC
- Wood fences should be constructed of one (1) inch x four (4) inch or one (1) inch x six (6) inch pickets to meet standard designs of board on board or board beside board
- Repairing fence pickets, posts and individual sections of a fence does not require ACC approval

- Any repairs must be stained to match the existing fence so that the entire fence presents a uniform appearance
- Lots on Golfview and Barranca with a rear lot retaining wall that is at least six (6) feet tall are allowed to remove the four (4) foot wrought iron side yard fence and replace it with a six (6) foot wooden side yard fence.
- No portion of any wrought iron fence shall exceed four (4) feet in height

NOTE: Any fence that is over six (6) feet in height as of the recording of this document shall be grandfathered in. Once the fence needs to be replaced it must be brought into compliance and only be six (6) feet in height.

Required for Submission to ACC for Approval

- City of McKinney permit, if required (homeowner must contact the City of McKinney)
- A Plat / survey showing the location of the fence, existing structures and property lines
- Color of stain to be used, painting a fence is not allowed, the exception is wrought iron fences which must be painted black
- Height of fence
- Completed ACC Request for Approval form

C. SCREENING OF TRASH AND RECYCLE CONTAINERS

- Trash and recycle containers shall be screened from view from any street, common area or park/greenbelt (formerly known as the golf course).
- Trash and recycle containers must be placed in the garage or screened from public view either enclosed by a wooden fence or screened by large dense shrubs
- If shrubs are used as screening, the density of the shrubs must provide appropriate screening of the containers as viewed from the street, park/greenbelt (formerly known as the golf course) or common areas
- If plant material is used, a reasonable period of time is permitted for the plants to reach maturity as an effective screen
- Plant material, if used, must be trimmed and maintained the same as other landscape scrubs or bushes
- Fencing to screen trash and recycle containers shall not extend past the front building line of the home

Required for Submission to ACC for Approval

- City of McKinney permit, if required (homeowner must contact the City of McKinney)
- A Plat / survey showing the location of the fence or screen, existing structures and property lines
- Color of stain to be used, painting the fence is not allowed
- Type of plant material, if used
- Height of fence
- Completed ACC Request for Approval form

D. STORAGE SHEDS

- Only one storage shed is permitted on a lot
- Shall be located behind a six (6) foot privacy fence
- Shall not be located in front yards or in unfenced portions of side yards

- Storage sheds located on park/greenbelt lots (formerly known as the golf course) or common area lots shall be screened from view
- Shall not exceed a maximum size of eight (8) feet x eight (8) feet and shall not be greater than six (6) feet tall at its tallest point
- Storage shed color shall match or complement that of the house
- Storage structures must have a three (3) foot minimum setback from any side fence or property line

Required for Submission to ACC for Approval

- A Plat / survey showing the location of the shed, existing structures and property lines
- A description and the dimensions of the shed (i.e., construction drawing)
- Description of materials and color of the shed and those of the house
- Completed ACC Request for Approval form

E. DRIVEWAYS/PARKING PADS

- Repairing or replacing driveways or adding parking pads shall match the concrete texture of the existing driveway
- No driveway or parking pad shall be constructed closer than one (1) foot from any property line

Required for Submission to ACC for Approval

- City of McKinney permit, if required (homeowner must contact the City of McKinney)
- A Plat / survey showing the location of the driveway or parking pad, existing structures and property lines
- A description (including construction material) and dimensions of the driveway or parking pad
- Completed ACC Request for Approval form

F. PATIOS

- Patios must be built inside the same building lines as the house itself
- Must not change or obstruct the drainage plan of the Lot as established by the approved development plans

Required for Submission to ACC for Approval

- City of McKinney permit, if required (homeowner must contact the City of McKinney)
- A Plat / survey showing the location of the patio, existing structures and property lines
- A description and the dimensions of the patio
- Material to be used
- Completed ACC Request for Approval form

G. PATIO COVERS AND PERGOLAS

- Shall be built inside the same building lines as the house itself
- Edge of the patio cover or pergolas must be at least three (3) feet from the property line
- If shingles are used they must be the same type and color as the shingles used on the roof of the house
- ACC will not approve corrugated panels or similar material on slanted or pitched roofs of patios and pergolas

Required for Submission to ACC for Approval

- City of McKinney permit, if required (homeowner must contact the City of McKinney)
- A Plat / survey showing the location of the patio cover or pergola, existing structures and property lines
- A description and the dimensions of the patio cover or pergola (i.e., construction drawing)
- Color of stain to be used
- Completed ACC Request for Approval form

H. YARD (OUTDOOR) ART

- All fountains, statues, and light fixtures must be approved by the ACC prior to placement, construction or installation
- The number of pieces approved is limited to four (4)
- ACC will determine if the art is appropriate

Required for Submission to ACC for Approval

- Description of the art to be placed
- Number of pieces of art to be placed
- Completed ACC Request for Approval form

I. PAINTING/STAINING/COLOR CHANGES

- Any color/stain change on exterior walls, trim, doors, siding, etc. must be submitted to the ACC for approval
- Doors and shutters must be painted or stained in colors that complement the colors and trim of the house

Required for Submission to ACC for Approval

- Paint manufactures name, paint name, paint number and paint color
- Completed ACC Request for Approval form

J. TREE REMOVAL

- Each Lot must have, in the front yard, at least one (1) tree having a diameter of three (3) inches or more measured from a point six (6) inches above ground level
- All tree stumps must be ground below ground level or be entirely removed. No part of the stumps can be visible to the eye. Stump removal area must be covered with grass
- Dead or dying trees must be removed
- Tree wells must be removed if a new tree is not planted

Required for Submission to ACC for Approval

- City of McKinney permit, if required (homeowner must contact the City of McKinney)
- Completed ACC Request for Approval form

K. STORM DOORS

- Shall be finished to match or complement the window mullions and/or the house trim, including color
- Transparent glass is preferred for any door facing a street or greenbelt / common area

Required for Submission to ACC for Approval

- Picture of door

- Information from manufacturer on size and materials used
- Completed ACC Request for Approval form

L. TRASH AND RECYCLE CONTAINERS

- Trash and Recycle bins may be placed out ready for pick up on the day prior to the trash pick-up day
- Trash and Recycle bins must be properly stored not later than the next day after trash pick-up

Required for Submission to ACC for Approval

- None required provided you comply with the above guidelines

M. HOLIDAY DECORATIONS

- All holiday decorations and lights must be tasteful, in keeping with the character of the neighborhood
- All holiday decorations and lights must be removed and stored out of sight within 21 days after the holiday has passed
- Seasonal decorations are permitted

Required for Submission to ACC for Approval

- None required provided you comply with the above guidelines

N. BASKETBALL GOALS

- Basketball goals shall be mounted on a metal pole
- Goals cannot be mounted on the house or other structure
- Goals, including nets, pole, and backboards, must be maintained in good condition
- Using stones, bricks, or any item to weigh down the base is not allowed
- Goals cannot be placed in the street, on sidewalks or in the city street right of ways (i.e. that area between the curb and the sidewalk)
- Only one (1) goal per lot is allowed

Required for Submission to ACC for Approval

- None required provided you comply with the above guidelines

O. OTHER SPORTS EQUIPMENT

- When not in use other types of sport equipment must be kept in a fenced backyard or fenced side yard

Required for Submission to ACC for Approval

- None required provided you comply with the above guidelines

P. LANDSCAPING

- Xeriscaping (or zero-scaping) is permitted
- Plant numbers may vary based on size and shape of lot as well as type landscape being installed, i.e. Xeriscaping (or zero-scaping)
- Plants/Shrubs may be in the ground or placed in planters/pots

- Plants/shrubs described in the HOA Rules Clarification document may be planted in the front, side, or back yards
- Rock is permitted in lieu of mulch
- Drought resistant landscaping may be used

Required for Submission to ACC for Approval

- Submit a description or a plan for the installation of the landscape concept being considered
- Completed ACC Request for Approval form

Exhibit A-2

McKinney Greens Homeowners Association

Rules Clarification

April 28, 2019

This McKinney Greens Homeowners Association Rules Clarification document is intended to replace and supersede all previously adopted and recorded dedicatory instruments addressing similar subject matter, including the September 12, 2012 and the October 19, 2017 versions.

The McKinney Greens HOA is governed by the Declaration of Covenants, Conditions, and Restrictions (CC&Rs) and Architectural Control Committee (ACC) Standards, Guidelines and Rules that contain standards and basic guidelines for the community, which every homeowner must follow.

The Board of Directors has approved these McKinney Greens Home Owners Association rules and clarifications. They will be used in conjunction with the Association's Governing Documents (to include the Covenants, Conditions and Restrictions, amendments and By-Laws) and City of McKinney Ordinances.

PARKING

1. No vehicle shall drive on or park on the Areas of Common Responsibility. The exception is first responder vehicles and landscape maintenance equipment.
2. Parked vehicles must not interfere with the adjacent or adjoining homeowner's ingress or egress to their own residence and driveway.
3. Vehicles parked and/or their location must not create congestion, obstruct site lines, or create safety hazards.
4. Trucks with tonnage in excess of one and one-half (1.5) tons shall not be permitted to park overnight on the property.
5. Vehicles parked on the street must not interfere with emergency vehicles, mail delivery, or with other service or delivery vehicles needing access to the neighborhood.
6. Vehicles may not park in any location in front of, or blocking access to a mailbox, any common area or any view lot.
7. All residences must consistently provide off street parking space to accommodate a minimum of two (2) vehicles in the required driveway, in addition to the two (2) spaces required in the garage.
8. There is no parking on the street in the area the community refers to as the "bridge".
9. As a courtesy to your neighbors, homeowner's vehicles should be parked only in front of their own lot.

10. On street parking must not interfere with any homeowner's rights to peacefully enjoy their residences and yards.
11. Vehicles shall not park on or block access to any sidewalk.
12. Orange reflectors in the center of the street are used to identify a No Parking zone.
13. All parked vehicles must be operable, have current registration, current inspection stickers.
14. Recreational vehicles, including but not limited to boats and personal water crafts, campers, travel trailers, motor homes, or similar vehicles or equipment, shall not be parked for storage in the driveway or front yard of any dwelling or parked on any public street overnight. For purposes of this provision, "storage" means a time period in excess of 48-consecutive hours. This provision is not intended to prevent owners who must temporarily bringing in such vehicles for the purpose of cleaning, loading, or packing.
15. Per City of McKinney ordinance, it shall be unlawful to park any truck, truck trailer, or van with a manufacturer's rated capacity exceeding one ton on a public street, between the hours of 6:00 p.m. and 7:00 a.m.
16. Per City of McKinney ordinance, it shall be unlawful to park any tractor, tractor trailer, farm trailer, or other agricultural equipment on a street, between the hours of 6:00 p.m. and 7:00 a.m.

OPERATING A HOME BUSINESS

1. The following items are taken from the City of McKinney ordinance regarding home occupations. Additional requirements and standards for operating a home business can be found on the City of McKinney website.
 - a. Home based business shall maintain the residential character of the neighborhood.
 - b. The uses must conform to applicable City of McKinney ordinances and State of Texas statutes.
 - c. A home business shall be clearly incidental and secondary to the use of the premises for residential purposes.
 - d. A maximum of one commercial vehicle, capacity one ton or less may be used or parked on the property in connection with the home business. The commercial vehicle shall not be parked in the street.
 - e. Displaying advertising signs or other visual or audio devices that call attention to the business use is not allowed.
2. Per our CCR:
 - a. No business activity shall be conducted the property which is not consistent with single family residential purposes

b. Homeowners may use their residence for quiet, inoffensive activities so long as the activity does not materially increase the number of vehicles parked on the street.

AREAS OF COMMON RESPONSIBILITY

1. Common areas are to be used exclusively by McKinney Greens residents and their guests.
2. Residents should notify the Board of Directors when an event is planned. This allows the Board to provide any needed assistance.
3. Contact any Board member to unlock electrical outlets if electric power is needed to support an event.
4. When an event is not sponsored by the HOA, organizers shall take responsibility for safety and actions of all participants. In addition, any damage to property that may occur, the organizers shall be responsible for any cost to replace or repair.
5. Events and activities that could cause disturbance to surrounding homes should begin after 9:00am and end by 10:00pm.
6. Safety should be a focus for all homeowners, especially when children are involved. Risks include: common area terrain, water, snakes, dangerous wildlife and busy roads.
7. Parking should not create any restricted access for emergency vehicles that are responding to 911 or other calls.
8. No open fire of any kind is permitted. Traditional cooking grills are fine.
9. Any and all equipment, structures, chairs, etc. should be totally removed at the event conclusion. Any trash should be cleaned up and removed.
10. Alcoholic beverages should be used in moderation for the benefit and protection of all involved.
11. Events for the purpose of protest against our HOA or residents are discouraged.
12. View lots, although common areas should not be used for any type of group event. Suitable event areas include Stewart Road, Dog Leg Bridge east, Dog Leg Bridge west.
13. No parking on or driving on the Common Areas, including the view lots.
14. Enjoy our neighborhood, meet new neighbors and make new friends. Have fun!

Architectural Control Committee (ACC)

1. The ACC ensures the appearance and maintenance of the lot, fences, the dwelling, and accessory structures so as not to be unsightly when viewed from the street, park/greenbelt (formerly known as the golf course), common areas or neighboring lots.

2. The ACC approves, among many improvements and modifications, roof replacement, exterior alterations, home additions, patio covers, pergolas, paint of exterior doors and exterior walls of the house, and stain color of fences.
3. The ACC is composed of three (3) volunteer members who are homeowners in McKinney Greens. All ACC members are appointed by the McKinney Greens HOA Board of Directors. A Board member may be appointed to serve on the ACC to maintain the three (3) person membership.
4. All matters before the Committee shall be decided by majority vote of its members. A majority of votes either for or against approval of a homeowner's request is the approved course of action.
5. The ACC members will decide among themselves who will be the Chairman of the committee.
6. Refer to the ACC Rules and Guidelines document for information and requirements.

SIGNS

1. The following signs are not allowed:

- Signs or unsightly objects may not be erected, placed, or permitted to remain on the Property or to be visible from windows in the dwelling
- For Rent signs and For Lease signs
- Advertising or personal business signs in the yard
- Any offensive signs

2. The following signs are permitted:

- One (1) Realtor sign advertising a home for sale
- Homes for sale by owner may have one (1) professionally-made yard sign of not more than five (5) square feet advertising the property
- Political signs may be used in accordance with State Law, one per issue or candidate put in place no sooner than ninety (90) days before the pertinent election and removed ten (10) days immediately after
- City of McKinney required ET controller sign
- Security system notification signs, one (1) in the front yard and one (1) in the back yard
- A small No Solicitation sign
- One (1) school spirit or athletic sign is allowed for each activity

WROUGHT IRON FENCES

1. Any fence that abuts the park/greenbelt (formerly known as the golf course) shall be constructed of wrought iron and shall not exceed four (4) feet in height and be designed to the specifications outlined in the CCR Second Amendment, Exhibit A.
2. Lots on Golfview and Barranca with a rear lot retaining wall of at least six (6) feet tall are allowed to remove the four (4) foot wrought iron side yard fence and replace it with a six (6) foot wooden side yard fence.

3. Wrought iron fencing shall only be painted black.

MCKINNEY GREENS OWNERS RESPONSIBILITIES

PETS

1. In accordance with the City of McKinney "pooper scooper" law, pet owners are required to pick up their pet's feces. Failure to do so will result in a citation from the city.
2. All pets must be on a leash no longer than six (6) feet in length when in public places.
3. All pets must be confined either behind an adequate fence or inside of the home.
4. Pet owners are responsible to keep their property free of pet debris to reduce noxious odors.
5. No more than four pets will be permitted on each Lot.

LANDSCAPE COMPLIANCE STANDARDS

1. Each owner, at their own expense, must maintain their yard at a level, standard, and appearance that is commensurate with the neighborhood.
2. Maintain an attractive ground cover, rocks, bark mulch or lawn on all yards visible from a street, Common Areas or park/greenbelt with consistent watering. Bare dirt is not allowed.
3. Edge the street curbs and all sidewalks at regular intervals and dispose of clippings.
4. Mow the lawns and trim all plant materials at regular intervals and dispose of clippings. Fertilize as required and practice weed control.
5. Prevent lawn weeds or grass from exceeding 6 inches in height by mowing at regular intervals.
6. Keep shrubs trimmed to maintain an attractive appearance; bed areas must be free of weeds and grass.
7. Trees on a Lot must not have branches within five (5) feet of the ground unless that is a known characteristic of the tree (i.e. Magnolia).
8. Tree branches must be trimmed to a minimum height of six (6) feet above city streets and sidewalks.
9. Trees must be maintained in good health; dead or dying trees must be removed.
10. If a tree is older than one year, stakes, wires or straps may not be attached to the tree.
11. Replace dead plant material, as needed, to maintain the minimum landscaping and lawn requirements.

12. Each lot shall maintain a well landscaped lot consisting of twelve (12) three (3) gallon plants or shrubs either in the ground or in planters and one (1) three (3) inch caliper tree located in the front yard. Numbers of plants can vary based on the size and layout of the yard as well as the landscaping concept, i.e. Xeriscaping (or zero-scaping) would require fewer numbers.

13. Drought resistant landscaping may be used. Astro turf or similar synthetic landscaping material is not permitted.

14. The plants and shrubs, described in item 12 above, may be planted in the front, side or back yards.

15. Sidewalk and driveway seams must be kept free of grass and weeds.

16. Sprinkler systems are required; they must be operational and operated on a regular schedule.

HOUSE MAINTENANCE STANDARDS

1. Each owner is expected to maintain his lot and dwelling to a level, standard, and appearance that is commensurate with the neighborhood.

2. Maintain all improvements to include but not limited to, the dwelling, pergolas, patio covers, accessory structures, fences, landscaping, sprinkler systems, sidewalks, and driveways.

3. Maintenance includes preventative maintenance, repairs as needed, and replacement as needed.

4. Each owner must repair and replace worn, rotten, deteriorated, dead, and unattractive materials, and must repaint all painted surfaces or re-stain all stained surfaces when needed. Colors must be approved by the ACC.

FENCE MAINTENANCE

All fences shall be maintained so as to comply with the requirements of the governing documents at all times. Such requirements include, but are not necessarily limited to, the following maintenance standards:

1. All broken, loose, rusted, damaged, or missing parts (i.e., slats, rails, bars, posts, gates, and panels) of fences shall be replaced or repaired when needed to be compliant.

2. Repairs of any nature shall be made with materials of comparable composition, color, size, shape, and quality of the original fence to which the repair is being made.

3. Paint on wrought iron fences or stain on wooden fences, if applied, must be maintained in a non-faded condition. All colors used must be approved by the ACC.

4. Products manufactured for other uses such as plywood, corrugated steel, or fiberglass panels are prohibited as fencing materials.

5. Fences and gates enclosing swimming pools or spas must be repaired immediately.

6. Wooden fences shall not be out of vertical alignment more than one (1) foot from the vertical, measured at the top of the fence.

7. Wrought iron fences shall not be out of vertical alignment more than six (6) inches from the vertical measured at the top of the fence.

8. Gates shall close and maintain alignment to fence.

EXHIBIT B

Those tracts and parcels of real property located in the City of McKinney, Collin County, Texas and more particularly described as follows:

- All property subject to the **Declaration of Covenants, Conditions and Restrictions for McKinney Greens, filed of record on February 9, 2006 under Instrument Number 20060209000174790 in the Official Public Records of Collin County, Texas; and**
- All tracts of land and property situated in the **The Greens of McKinney, an Addition to the City of McKinney, Collin County, Texas, according to the Map/Plat thereof recorded in Volume 2006, Page 178, 179 & 180, Map/Plat Records, Collin County, Texas.**



Filed and Recorded
Official Public Records
Stacey Kemp, County Clerk
Collin County, TEXAS
04/30/2019 11:59:20 AM
\$102.00 DFOSTER
20190430000472210

Stacey Kemp