


**ADDISON PLACE HOMEOWNERS'
ASSOCIATION, INC.**

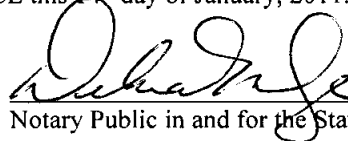
By: 
Robert M. Blend
Duly Authorized Agent

STATE OF TEXAS §
 §
COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, a Notary Public in and for said county and state, on this day personally appeared Robert M. Blend, a duly authorized agent for Addison Place Homeowners' Association, Inc., known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed, in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 14th day of January, 2011.




Notary Public in and for the State of Texas

AFTER RECORDING RETURN TO:
The Blend Law Firm, P.C.
14131 Midway Road, Suite 1240
Addison, Texas 75001

PREFACE

ADDISON PLACE HOMEOWNERS ASSOCIATION ("APHOA") IS A PROUD COG, ALBEIT SMALL, OF LARGER INFRASTRUCTURES. AS SUCH, THE LAWS, REGULATIONS AND REQUIREMENTS OF THE TOWN OF ADDISON, AS WELL AS LARGER ENTITIES SUCH AS THE COUNTY OF DALLAS, THE STATE OF TEXAS AND THE UNITED STATES, PROVIDE FOR ADDITIONAL AND SUPPLEMENTARY REQUIREMENTS THAT RULE OUR LIVES AND (IN)ACTIONS. THEREFORE, APHOA REQUIRES ALL HOMEOWNERS TO REVIEW AND ABIDE BY THOSE LAWS, RULES AND REQUIREMENTS FROM ALL YOUR ELECTED OFFICIALS.

PREAMBLE

THE FOLLOWING RULES, REGULATIONS AND ARCHITECTURAL STANDARDS HAVE BEEN REDUCED TO WRITING, BUT ARE NOT ALL-INCLUSIVE. AS SUCH, THE APHOA RESERVES THE RIGHT, IF ANY, TO FURTHER REFINE THE WORDING TO AVOID DISAGREEMENTS. THE APHOA REQUESTS THAT HOMEOWNERS CONSULT THE APHOA'S "DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS" FILED WITH THE COUNTY OF DALLAS PROPERTY RECORDS FOR FURTHER DESCRIPTIONS OF APHOA STANDARDS. LASTLY, THE BOARD REQUESTS THAT ALL NEW FACTS, NOT SPECIFICALLY COVERED HEREIN, BE BROUGHT TO THE APHOA'S ATTENTION FOR A SATISFACTORY CONCLUSION. THESE RULES, REGULATIONS AND ARCHITECTURAL STANDARDS HAVE BEEN ADOPTED BY THE BOARD OF DIRECTORS OF APHOA AS OF THIS 24th DAY OF JULY IN THE YEAR 2010.

APHOA WARRANTIES

The APHOA does not warrant to any person that any inspection of a home with compliance or with written notice of non-compliance is proof of total compliance with all the Architectural Standards of the APHOA. Proof of APHOA inspection shall not warrant to any purchaser of compliance with all the Rules and Regulations of the APHOA. Any approval of non-compliance either written, verbal or by non-action shall not be used by any homeowner or purchaser as proof of a change in the Architectural Standards or the Rules and Regulations of the APHOA.

NOW, THEREFORE, the Rules & Regulations, as well as the Architectural Standards of the Association are hereby amended.

SIGNED this 24th day of July, 2010.

ADDISON PLACE HOMEOWNERS' ASSOCIATION, INC.

By


Marie Barrett, President

Rules and Regulations

Parking

- No resident (including tenants) parking in Visitor Parking spaces at anytime. Offenders shall be issued a citation. The third offense may result in towing at the owner's expense.
- Vehicles are not permitted to park in the street behind garages or at the end of any street. Addison Police will ticket these vehicles.
- All vehicles in Visitor Parking spaces shall be parked in a correct head-in position.
- Overnight parking of commercial vehicles in Visitor Parking spaces is prohibited. This restriction includes vehicles with dual wheels, trailers, boats, and personal watercraft. This restriction also applies to the third parking space.
- The Board reserves the right to deem that a vehicle is commercial.

Pets

- No pet of any character may be left unattended anywhere within the Common Properties.
- Pets must be on a restraint held by a person capable of controlling such pet.
- The Board shall have absolute power to prohibit pets other than normal household pets from being kept on the Property, including inside the homes.
- Pets are not allowed in the pool area at anytime.
- Pet owners will be responsible to police or pick-up after their pets.
- Pet owners must comply with all Town of Addison animal control ordinances.

Pool

- Children under the age of 12 must be accompanied by an adult at least 18 years of age.
- All guests must be escorted by Owner (tenant).
- Pool rules must be complied with and are posted on all gate entrances to, and inside the pool area.

Garbage

- Trash pickup is every Monday and Thursday morning. Recycling is picked up on Monday mornings.
- Recycle bin must have a cover.
- Trash is to be set out only on the days of pickup and all trash must be in sealed garbage bags and placed in the third parking space.
- No garbage cans may be placed in the third parking space or any other location outside of the house.
- The Town of Addison must be contacted for disposal of hazardous materials or oversized items.

Third Parking Spaces

- Shall not be used as a storage area and must be kept clean and free of debris.
- Third space on all new construction or renovation is required to be a minimum length of 19 feet between the patio fence and the edge of the street.
- Parking surface must be kept clear of grease and surface stains.
- No additional third parking spaces are to be enclosed. The following properties have been grandfathered:
 - Westgrove: 17018, 17030, 17036, 17106
 - Knots Landing: 17007
 - Planters Row: 17001, 17031, 17079
 - Upper Bay: 17037, 17090
 - Vinland: 17091, 17100
 - Windward: 17079

Garages

- The original garage area of any home shall not be enclosed for any purpose that would prohibit the parking of vehicles (two automobiles) therein.
- Outside garage lights must have motion sensors

Political Signs

- Residents may display professionally printed political signs of a reasonable size for a period of sixty days prior to any election.
- Signs shall be removed within ten days after the election.
- There may be no more than four signs per lot.
- No signs may be attached to the outside of a fence, railing, or wall which is not a structural part of a building.
- No signs or banners may be displayed at the clubhouse or pool area or on Common Property including perimeter fences, parking areas and roads.

Real Estate Signs

- No real estate signs, including signs offering property for sale or rent, may be placed on Association Common Property including perimeter fence areas, parking areas and roads.
- Real Estate signs (For Sale or For Rent) are to be placed next to and parallel to (oriented east/west) the front walkway that leads to the house

Architectural Standards

Antennas & Satellite Dishes

- Antennas must not extend more than ten (10) feet above the point of attachment, stand vertically, and be wired and maintained in a safe, aesthetically acceptable manner.
- Dishes must be installed within the home's fences or on the chimney
- Satellite dishes 18 inches in diameter are acceptable, placement of the dish must be approved by the Architectural Standards Committee before installation.

Windows and Window Screens

- No treatment such as, but not limited to, blankets, sheets, spreads, towels, paper or other materials not designed or fabricated for use as such may be used as window treatment within a given home which is visible from the street, Common Property, or another home.
- No window mounted air conditioning units may be installed in any window that is visible from the street, Common Property, or another home.
- Screens are required on all windows which may be opened onto Common Property.
- Window frames must be bronze. Contact the ASC for other options.
- No windows are permitted on the zero side of any house, which would allow visibility into the adjoining patio area.
- The following homes on Vinland that were built with white window frames and are the only homes that are approved for white window frames. Those addresses are:
 - 17019 Vinland
 - 17025 Vinland
 - 17031 Vinland

Fences

- Fences shall be wood, board-on-board construction, with no gaps.
- Fences shall be 8 feet high, and built so that water can flow underneath without obstruction.
- Each owner is responsible for painting and repairs of both front and rear fences that border the property's patio.
- Painted Fences:
 - Front fence may be painted "Seashell", or the same color as the trim of the house
 - The back fence shall be painted the same color as the trim of the house.
 - Stain colors must be approved by the ASC
- Stained Fences:
 - Stain grade fence, both front and rear, may be installed
 - Fence must be stained, not left untreated
- Brick Fences:
 - Must not be painted
 - Must be kept in good repair with no cracks or broken bricks

Front Doors

- Must be solid wood. Steel doors must be approved by the ASC
- The door may be stained (if wood) or painted the same color as the trim of the house. *
- White is not an approved paint color for the front door
- At the owner's option, the door may include a decorative window

Storm Doors

- Storm doors may be solid glass, solid screen, or half glass / half screen
- Storm doors must be painted to match house trim color. If unable to locate a storm door that matches the trim color, owner must consult with the Architectural Standards Committee to determine an acceptable color.
- Storm door may be dark brown or black if the front door is stained wood

Light Fixtures

- Light fixtures at the front door should be decorative in style and be brass, antique brass, brushed nickel or black
- Motion or light sensors are acceptable.
- Floodlights are unacceptable at the front door.

Garage Doors

- Must be horizontal panels
- Panels may be wood, steel, or aluminum
- Garage doors shall be operative and in good condition
- Garage doors shall be painted to match the house trim color.*

Roofs

- Must be concrete tile or "decra" stone coated steel.
- Existing mortar can be painted "Butternut" or dark brown
- When repairing or replacing roofs:
 - Must match the color, texture and shape of the existing roof tiles in the community.
 - Mortar must be dyed to match the color of the tile. Check with the ASC for guidance.
- Solar panels and wind generators must be approved by the ASC

Gutters and Downspouts

- Shall be in good condition and painted to match the house trim color.
- Must be functioning properly

Ivy, Vines and Vegetation

- Vines or other climbing vegetation is the responsibility of the homeowner.
- Must be maintained and kept bug-free.
- Shall not partially or completely cover windows, doors, utility boxes, gutters or downspouts.
- All dead vines must be removed from homes.
- Patio trees must be kept trimmed so as not to touch the neighbor's wall

House Numbers

- Each house shall have numbers by the garage and the front door.
- Number placement by the front door may be vertical or horizontal and on your neighbor's patio fence whenever possible.
- Garage numbers can be placed horizontally over the garage door, or vertically to the right of the garage door.

Mailboxes

- Shall be connected to the side of the house.
- Shall be painted the same color as the house trim, or be a black locking mailbox
- It is the responsibility of each homeowner to repair and paint their mailbox

Patio Covers, Latticework, and Arbors

- Any patio structure cannot be attached to an adjoining property.
- Any patio structure extending higher than the patio fence must be approved by the ASC
- Wooden structures must be stained and maintained in good condition

Utility Boxes and Vents

- All visible utility boxes and conduit, alarm boxes, dryer and roof vents, or pipes must be painted to match the house trim. This includes any electric, cable, phone, and any other boxes attached to the property.

Stucco

- Can be repainted only in its original "eggshell" color.
- Stucco may not be replaced with any other type of siding.
- Brick fascia must be left in its original natural state. It must not be painted.

Trim

- Can be wood or hardy board
- No peeling paint
- Trim may be painted any of the approved colors as specified in the CCR's.*

*** Before painting the exterior of your home, please review the following guidelines:**

- Submit your color choices to the Architectural Standards Committee for review. This will prevent you from making a costly mistake.
- Brick siding is not to be painted.
- Replacing wood trim boards with stucco patching is not allowed.
- Wood trim, gutters, and downspouts must be painted in the same approved color.
- Fences may either be stained wood or painted to match downspouts and wood trim.

If you are repainting using the existing house colors, remember:

- Garage doors shall be painted to match the house trim color.
- The front door may be stained or painted the same color as the trim of the house.

The existing trim colors that are approved for use are all Glidden/ ICI colors;

Classic Ivory	Adobe White	Noble Grey
Sand Buff	NBC White	Brown
Neutral Wheat	Toast Brown	Almond Brown
Chamois	Sand White	Fox Grey
America's Cup Blue	Plymouth Grey	
Hunter's Green	Seashell (stucco and front fence only)	

If you are repainting using the newly approved house color palettes, remember:

- Submit your color choices, from the approved palettes, to the Architectural Standards Committee for review. This will prevent you from making a costly mistake.
- The garage door color no longer has to match the trim color, but has to be from the same color palette.
- Front doors may either be stained or painted with a color from an approved color palette. The front door color no longer has to match the trim color, but has to be from the same color palette.

Each of the new palettes is composed of three colors, a base color, an accent color, and a trim color. You must stay within one color palette, but are free to choose any of the colors within that palette for the paintable surfaces. If there is an exception, it is noted on the palette samples found below. For example, within the palette named "Stony Creek", the color "Bordeaux" is approved only for the front door. However, the other two colors within that palette "Stony Creek" and "Heavy Cream" can be used for the other paintable surfaces.

Visit the Resource Center on the Addison Place website (<http://addisonplace.org>) for a look at the color choices and more details on painting options. You can also pick up the Olympic Exterior Paint brochure at any Lowe's. Work within one color palette, and present your plan to the ASC for review and approval.

Contact the ASC through the Property Manager or any member of the Board of Directors.

ARTICLES OF INCORPORATION

OF

ADDISON PLACE HOMEOWNERS'
ASSOCIATION, INC.

FILED
In the Office of the
Secretary of State of Texas
FEB 09 1982

CLERK OF
Corporation Division

We, the undersigned, natural persons of the age of twenty-one years or more, at least two of whom are citizens of the State of Texas, pursuant to the provisions of the Texas Non-Profit Corporation Act, do hereby adopt the following Articles of Incorporation for a non-stock, non-profit corporation:

ARTICLE ONE

The name of the corporation is ADDISON PLACE HOMEOWNERS' ASSOCIATION, INC.

ARTICLE TWO

The corporation is a non-profit corporation.

ARTICLE THREE

The period of its duration is perpetual.

ARTICLE FOUR

The purposes for which the corporation is organized are:

- (a) to provide architectural control in the construction and certain maintenance of dwellings and other structures in Addison Place, an addition to the City of Addison, Dallas County, Texas, and to insure the achievement of a uniformly high standard of quality for housing in said addition;
- (b) to provide for the management, disposition, maintenance, preservation and beautification of the recreation and common areas in said addition;
- (c) to provide for the maintenance of certain exterior elements of each member's dwelling and grounds;
- (d) to promote the health, safety and welfare of the residents of said addition.

ARTICLE FIVE

The corporation shall have all powers necessary to effect any or all of the purposes for which the corporation is organized. Included in these powers is the power to promulgate and enforce a comprehensive declaration of covenants, conditions and restrictions governing the members, all real property and all structures in Addison Place, an addition to the City of Addison, Dallas County, Texas.

ARTICLE SIX

The street address of the initial registered office of the corporation is 1725 N. Central Expressway, Plano, Texas 75075, and the name of its initial registered agent at such address is Mickey Murry.

ARTICLE SEVEN

The number of directors constituting the initial Board of Directors of the corporation is three (3), and the names and addresses of the persons who are to serve as the initial directors are:

<u>Name</u>	<u>Address</u>
Mickey Murry	1725 N. Central Expressway Plano, Texas 75075
Charles W. Mitchell	Suite 202 6310 Lemmon Ave. Dallas, Texas 75209
Brian Sena	1725 N. Central Expressway Plano, Texas 75075

ARTICLE EIGHT

The name and street address of each incorporator is:

<u>Name</u>	<u>Address</u>
Mike A. Myers	Suite 200 6310 Lemmon Ave. Dallas, Texas 75209
Tim Kenny	Suite 200 6310 Lemmon Ave. Dallas, Texas 75209
William R. Rivers	Suite 200 6310 Lemmon Ave. Dallas, Texas 75209

IN WITNESS WHEREOF, we have hereunto set our hands this

3rd day of February, 1982.

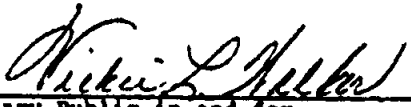

MIKE A. MYERS


TIM KENNY


WILLIAM L. RIVERS

THE STATE OF TEXAS I
COUNTY OF DALLAS I

I, Vickie L. Walker , a Notary Public, do hereby certify that on this 3rd day of February, 1982, personally appeared MIKE A. MYERS, TIM KENNY AND WILLIAM L. RIVERS, who, each being by me first duly sworn, severally declared that they are the persons who signed the foregoing document as incorporators, and that the statements contained therein are true.



Notary Public in and for
Dallas County, Texas

My Commission expires:

3-10-84

Filed and Recorded
Official Public Records
John F. Warren, County Clerk
Dallas County, TEXAS
01/19/2011 09:21:41 AM
\$60.00





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