

# HERITAGE HOMEOWNERS ASSOCIATION, INC.

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## Fence Criteria Bulletin

STATE OF TEXAS           §  
                                  §       KNOW ALL MEN BY THESE PRESENTS:  
COUNTY OF TARRANT   §

This Bulletin is promulgated pursuant to the provisions of that certain Heritage Residential Association Declaration dated August 22, 2000, recorded as Document No. D200192458, in Volume 14494/0158, Pages 001 - 043, Real Property Records of Tarrant County, Texas, as same has been amended, and pursuant to the provisions of that certain Declaration of Covenants, Easements, and Restrictions dated November 28, 2000, recorded as Document No. D200270234, Real Property Records of Tarrant County, Texas, as same has been amended (collectively the "Heritage Declarations").

WHEREAS, a majority of the Board of Directors of Heritage Homeowners Association, Inc. has voted in favor of the provisions of this Bulletin;

NOW THEREFORE, the Architectural Control Committee hereby promulgates the provisions of this Bulletin setting forth the following specific guideline for the approval of fences within the properties governed by the Heritage Declarations:


From and after the date on which this Bulletin is recorded in the Real Property Records of Tarrant County, Texas, as a dedicatory instrument under §202.006 of the Texas Property Code, no portion of any fence shall be more than six feet (6') in height unless otherwise approved by the Architectural Control Committee.

This restriction is supplemental to the criteria in the Heritage Declarations and/or other dedicatory instruments. To the extent that it is more restrictive than other permissive guidelines this restriction shall govern and be a requisite for approval by the Architectural Control Committee of fences constructed after the effective date hereof.

HERITAGE HOMEOWNERS  
ASSOCIATION, INC.

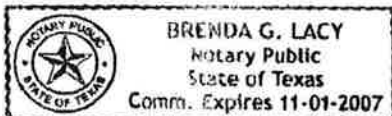
  
Name: BRIAN CARLOCK  
Title: President

HERITAGE HOMEOWNERS  
ASSOCIATION, INC.

  
Name: BRIAN CARLOCK  
Chairman, Architectural Control Committee

STATE OF TEXAS       §  
                                  §  
COUNTY OF TARRANT   §

The foregoing instrument was acknowledged before me this 12th day of October, 2006, by BRIAN CARLOCK .. President of Heritage Homeowners Association, Inc., a Texas nonprofit corporation, on behalf of said corporation.



Brenda Lacy  
Notary Public, State of Texas

STATE OF TEXAS       §  
                                  §  
COUNTY OF TARRANT   §

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 2006, by \_\_\_\_\_.. Chairman of the Architectural Control Committee of Heritage Homeowners Association, Inc., a Texas nonprofit corporation, on behalf of said committee and corporation.

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

*WHEN RECORDED RETURN TO:  
Premier Communities Management Co.  
2711 N. Haskell, Suite 2650  
Dallas, TX 75204  
Attn: Kerri Kingsbery*

REC'D FEB 12 2007



PREMIER COMMUNITIES MGMT CO  
2711 N HASKELL #2650

DALLAS TX 75204

Submitter: NICOLE STEINER

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SUZANNE HENDERSON  
TARRANT COUNTY CLERK  
TARRANT COUNTY COURTHOUSE  
100 WEST WEATHERFORD  
FORT WORTH, TX 76196-0401

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

Filed For Registration: 01/08/2007 09:23 AM  
Instrument #: D207007871  
OPR 3 PGS \$20.00

By: \_\_\_\_\_



D207007871

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.

# HERITAGE HOMEOWNERS ASSOCIATION, INC.

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## Tree Replacement Bulletin

STATE OF TEXAS           §  
                                  §           KNOW ALL MEN BY THESE PRESENTS:  
COUNTY OF TARRANT   §

This Bulletin is promulgated pursuant to the provisions of that certain Heritage Residential Association Declaration dated August 22, 2000, recorded as Document No. D200192458, in Volume 14494/0158, Pages 001 - 043, Real Property Records of Tarrant County, Texas, as same has been amended, and pursuant to the provisions of that certain Declaration of Covenants, Easements, and Restrictions ("CCR's") dated November 28, 2000, recorded as Document No. D200270234, Real Property Records of Tarrant County, Texas, as same has been amended (collectively the "Heritage Declarations").

WHEREAS, a majority of the Board of Directors of Heritage Homeowners Association, Inc. has voted in favor of the provisions of this Bulletin;

NOW THEREFORE, the Architectural Control Committee hereby promulgates the provisions of this Bulletin setting forth the following specific guideline for the replacment of trees within the properties governed by the Heritage Declarations:

From and after the date on which this Bulletin is recorded in the Real Property Records of Tarrant County, Texas, as a dedicatory instrument under §202.006 of the Texas Property Code, Section 3.3 of the CCR's is supplemented by addition of the following criteria:

[i] Interior Lots are to have two trees between the curb and the sidewalk, and corner Lots are to have four trees between the curb and the sidewalk (two in front and two on the side). Additionally each Lot is to have one tree in the front yard between the sidewalk and Residence. These trees must be of a type designated or approved by the Declarant.

[ii] Unless otherwise approved by the Architectural Control Committee, Owners are required to replace dead trees between the curb and the sidewalk and the front yard tree with 3 inch caliper trees that are the type specified or approved by the Declarant.

This restriction is supplemental to the criteria in the Heritage Declarations and/or other dedicatory instruments. To the extent that it is more restrictive than other permissive guidelines this restriction shall govern.