


MARY LOUISE NICHOLSON
COUNTY CLERK

**FIRST SUPPLEMENTAL
NOTICE OF FILING OF DEDICATORY INSTRUMENTS
FOR
TRACE RIDGE
[Soccer Field Resolution]**

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

THIS NOTICE OF FILING OF DEDICATORY INSTRUMENTS FOR TRACE RIDGE (this "Notice") is made this 20 day of May, 2024, by Trace Ridge Owners Association, Inc. (the "Association").

WITNESSETH:

WHEREAS, D.R. Horton – Texas, LTD., a Texas limited partnership ("Declarant") prepared and recorded an instrument entitled "Declaration of Covenants, Conditions and Restrictions for Trace Ridge" on or about February 11, 1999 as Document No. D199035959 at Volume 13657, page 209 *et. seq.* of the Deed Records of Tarrant County, Texas (the "Declaration"), as may be amended from time to time; and

WHEREAS, the Association is the property owners' association created by Declarant to manage and/or regulate the planned development subject to the Declaration cited above, which development is more particularly described in the Declaration and is known as the Trace Ridge residential development, located in the City of Fort Worth, Tarrant County, Texas; and; and

WHEREAS, Section 202.006 of the Texas Property Code provides that a property owners= association must file each dedicatory instrument governing the association that has not been previously recorded in the real property records of the county in which the planned development is located; and

WHEREAS, the Association recorded a Notice of Filing of Dedicatory Instruments on or about April 4, 2024, under Instrument No. D224058093 of the Real Property Records of Tarrant County, Texas; and

WHEREAS, the Association desires to record the dedicatory instrument(s) attached hereto in the Real Property Records of Tarrant County, Texas, pursuant to and in accordance with Section 202.006 of the Texas Property Code.

NOW, THEREFORE, the dedicatory instrument identified in **Exhibit "A"** and attached hereto is a true and correct copy of the original and is hereby filed of record in the real property records of Tarrant County, Texas, in accordance with the requirements of Section 202.006 of the Texas Property Code.

IN WITNESS WHEREOF, the Association has caused this Notice to be executed by its duly authorized agent as of the date first above written.

TRACE RIDGE OWNERS ASSOCIATION, INC.,
a ~~Texas non-profit corporation~~

By: _____

Donald Labrie
Printed Name

Its: _____

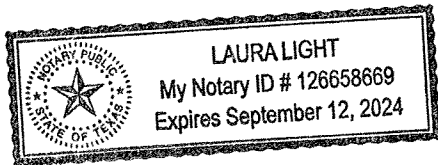
President
Title

ACKNOWLEDGMENT

STATE OF TEXAS §
 §
COUNTY OF TARRANT §

BEFORE ME, the undersigned authority, on this day personally appeared Donald Labrie, its President (title) of Trace Ridge Owners Association, Inc., known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that (s)he executed the same for the purposes and consideration therein expressed on behalf of said corporation.

SUBSCRIBED AND SWORN TO BEFORE ME on this 20 day of May, 2024.



Laura Light
Notary Public in and for The State of Texas
9/12/2024
My Commission Expires

AFTER RECORDING, RETURN TO:
Riddle & Williams, P.C.
3811 Turtle Creek Blvd., Suite 500
Dallas, Texas 75219

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EXHIBIT "A"**DEDICATORY INSTRUMENTS**

A-1. Soccer Field Resolution

TRACE RIDGE OWNERS ASSOCIATION, INC.**Rules Regarding License to Use Soccer Field for Organized Team Practices**

WHEREAS, The Trace Ridge Owners Association, Inc. (the "Association"), acting through its Board of Directors, has authority pursuant to Article V, Section 5.3 of the Declaration of Covenants, Conditions and Restrictions for Trace Ridge (the "Declaration") to make reasonable rules and regulations for the Use of the Common Areas; and

WHEREAS, the Board has determined that there is a need to establish rules and procedures for Members/Residents of the Association to request a temporary license for the use of the Association Soccer Field for the Member/Resident's to coach their youth Soccer teams from the area.

NOW, THEREFORE, IT IS RESOLVED that the following rules regarding the request for a license to use the Association Soccer Field for Organized Team Practices (the "Rule Regarding License for Soccer Field") are hereby adopted by the Board of Directors.

1. Members/Residents, in good standing, who have resided in the Trace Ridge community for over one year, who have had no more than one complaint/violation of the Association restriction in the past year, and who coach a local sport team which includes at least one of the Member/Resident's children may apply for a license to allow their sport team to practice on the Soccer Field.
2. Members/Residents and their sport team will only be allowed to practice up to two (2) days per week at agreed upon specific times for the duration of the sport season.
3. Members/Residents cannot reserve the Soccer Field to the exclusion of other Members/Residents in the community, and Members/Residents and their sport teams cannot kickoff or otherwise ask other Members/Residents of the community to leave the soccer field or park area.
4. To obtain a license to use the Soccer Field, the Member/Resident making the request must submit a letter to the Board of Directors requesting the license and providing their name, mailing address, email, phone number, name of their child that is on the team and the name of the soccer team. Upon receipt and confirmation that the Member/Resident meets the other criteria stated above, the license will be presented to them for their signature.

IT IS FURTHER RESOLVED that this rule shall remain in force and effect until revoked, modified or amended.

This is to certify that the foregoing resolution was adopted by the Board of Directors at a meeting of same on 20 May 2024, 2024, and has not been modified, rescinded or revoked.

DATE: 20 May 2024 
President