

SECOND SUPPLEMENT  
TO  
NOTICE OF FILING OF DEDICATORY INSTRUMENTS  
FOR  
JACKSON HILLS AND JACKSON MEADOWS

[Roofing Materials Guidelines; Solar Energy Device Guidelines; Religious Item Display  
Guidelines; Flag Display Guidelines; Rainwater Collection Device Guidelines]

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

THIS SECOND SUPPLEMENT TO NOTICE OF FILING OF DEDICATORY INSTRUMENTS FOR THE JACKSON HILLS AND JACKSON MEADOWS (this "Second Supplement") is made this 18<sup>th</sup> day of May, 2015, by The Association of Jackson Communities, Inc. (the "Association").

WITNESSETH:

WHEREAS, Jackson Project 1, LTD. ("Declarant") recorded an instrument entitled "Declaration of Covenants, Conditions and Restrictions for Jackson Hills and Jackson Meadows" on or about March 19, 2002, as Instrument No. 200201755248, at Volume 2002054, Page 01590 *et seq.* of the Real Property Records of Dallas County, Texas (the "Declaration"); and

WHEREAS, the Association is the property owners' association created by the Declarant to manage or regulate the planned development covered by the Declaration, which development is more particularly described in the Declaration; and

WHEREAS, on or about May 1, 2003, the Association recorded a Notice of Filing of Dedicatory Instruments for Jackson Hills and Jackson Meadows at Volume 2003084, Page 02069 *et seq.* of the Real Property Records of Dallas County, Texas (the "Notice"); and

WHEREAS, on or about June 8, 2010, the Association recorded a First Amendment to Notice of Filing of Dedicatory Instruments for Jackson Hills and Jackson Meadows as Document No. 201000140614 of the Real Property Records of Dallas County, Texas (the "First Amendment"); and

WHEREAS, on or about December 21, 2011, the Association recorded a First Supplement to Notice of Filing of Dedicatory Instruments for Jackson Hills and Jackson Meadows as Document No. 201100332232 of the Real Property Records of Dallas County, Texas (the "First Supplement"); and

WHEREAS, the Association desires to record the Roofing Materials Guidelines, Solar Energy Device Guidelines, Religious Item Display Guidelines, Flag Display Guidelines, and Rainwater Collection Device Guidelines attached hereto as Exhibit "A".

NOW, THEREFORE, the dedicatory instruments attached hereto as Exhibit "A" are true and correct copies of the originals and are hereby filed of record in the Real Property Records of Dallas County, Texas, in accordance with the requirements of Section 202.006 of the Texas Property Code.

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

THE ASSOCIATION OF JACKSON  
COMMUNITIES, INC., a Texas Non-profit corporation

By: *Darwyn Flynn*  
Printed Name: Darwyn Flynn  
Title: Vice President

**ACKNOWLEDGMENT**

STATE OF TEXAS

§  
§  
§

COUNTY OF DALLAS

BEFORE ME, the undersigned authority, on this day personally appeared Darwyn Flynn, Vice President of The Association of Jackson Communities, 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 1<sup>st</sup> day of May, 2015.



*Teresa Ann Lamb*  
Notary Public, State of Texas  
December 1, 2018  
My Commission Expires

## **EXHIBIT "A"**

- A-1 Roofing Materials Guidelines**
- A-2 Solar Energy Device Guidelines**
- A-3 Religious Item Display Guidelines**
- A-4 Flag Display Guidelines**
- A-5 Rainwater Collection Device Guidelines**

**THE ASSOCIATION OF JACKSON COMMUNITIES, INC.**  
*1800 Preston Park Blvd. Ste. 101*  
*Plano, TX 75093*

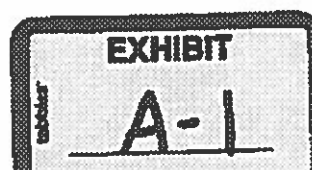
**Roofing Materials Guidelines**

**WHEREAS**, the Texas Legislature passed House Bill 362 which amends Chapter 202 of the Texas Property Code by adding Section 202.011 which precludes associations from adopting or enforcing a prohibition or restriction on certain roofing materials; and

**WHEREAS**, pursuant to Section 202.011 of the Texas Property Code, the Board of Directors of The Association of Jackson Communities, Inc. (the "Association") is permitted to adopt specific limitations on certain roofing materials.

**NOW, THEREFORE, IT IS RESOLVED**, in order to comply with Section 202.011 of the Texas Property Code, the Board of Directors of the Association adopts the following guidelines for certain roofing materials.

- A. The Association shall not prohibit an owner who is otherwise authorized to install shingles on the roof of the owner's property from installing shingles that:
1. are designed to:
    - (a) be wind and hail resistant;
    - (b) provide heating and cooling efficiencies greater than those provided by customary composite shingles;
    - (c) provide solar generation capabilities; and
  2. when installed:
    - (a) resemble the shingles used or otherwise authorized for use on property in the subdivision;
    - (b) are more durable than and are of equal or superior quality to the shingles described by subsection (a) above; and
    - (c) match the aesthetics of the property surrounding the owner's property.
- B. The definitions contained in the Association's dedicatory instruments are hereby incorporated herein by reference.
- C. In the event of any conflict between these provisions and any roofing material restrictions contained in any governing document of the Association, including design guidelines, policies and the Declaration, this Roofing Materials Policy controls.



**IT IS FURTHER RESOLVED** that this Roofing Materials Policy is effective upon adoption hereof, to 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 4-30-2015, and has not been modified, rescinded or revoked.

  
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Name: Darwyn Flynn

Title: Vice President

Date: 4-30-15

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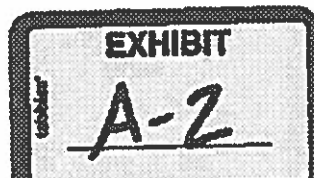
**Solar Energy Device Guidelines**

**WHEREAS**, the Texas Legislature passed House Bill 362 which amends Chapter 202 of the Texas Property Code by adding Section 202.010 which precludes associations from adopting or enforcing a complete prohibition on solar energy devices; and

**WHEREAS**, pursuant to Section 202.010 of the Texas Property Code, the Board of Directors of The Association of Jackson Communities, Inc. (the "Association") is permitted to adopt certain limitations on solar energy devices.

**NOW, THEREFORE, IT IS RESOLVED**, in order to comply with Section 202.010 of the Texas Property Code, the Board of Directors hereby repeals any and all prior restrictions on solar energy devices contained in any governing document of the Association which are inconsistent with the new law, and adopts the following guidelines to govern solar energy devices.

- A. An owner may not install a solar energy device that:**
- 1. as adjudicated by a court:**
    - a. threatens the public health or safety; or**
    - b. violates a law;**
  - 2. is located on property owned or maintained by the Association;**
  - 3. is located on property owned in common by the members of the Association;**
  - 4. is located in an area on the owner's property other than:**
    - a. on the roof of the home or of another structure allowed under a dedicatory instrument; or**
    - b. in a fenced yard or patio owned and maintained by the owner;**
  - 5. if mounted on the roof of the home:**
    - a. extends higher than or beyond the roofline;**
    - b. is located in an area other than an area designated by the Association, unless the alternate location increases the estimated annual energy production of the device, as determined by using a publicly available modeling tool provided by the National Renewable Energy Laboratory, by more than ten percent (10%) above the energy production of the device if located in an area designated by the Association;**



- c. does not conform to the slope of the roof and has a top edge that is not parallel to the roofline; or
  - d. has a frame, a support bracket, or visible piping or wiring that is not in a silver, bronze, or black tone commonly available in the marketplace;
- 6. if located in a fenced yard or patio, is taller than the fence line;
  - 7. as installed, voids material warranties; or
  - 8. was installed without prior approval by the Association or by a committee created in a dedicatory instrument for such purposes that provides decisions within a reasonable period or within a period specified in the dedicatory instrument.
- B. The definitions contained in the Association's dedicatory instruments are hereby incorporated herein by reference.

**IT IS FURTHER RESOLVED** that this Solar Energy Device Policy is effective upon adoption hereof, to 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 4-30-15, and has not been modified, rescinded or revoked.

  
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Name: Darwyn Flynn

Title: Vice President

Date: 4-30-15

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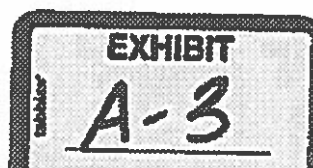
**Religious Item Display Guidelines**

**WHEREAS**, the Texas Legislature passed House Bill 1278 which amends Chapter 202 of the Texas Property Code by adding Section 202.018 which precludes associations from adopting or enforcing a restrictive covenant which governs an owner's or resident's right to display or affix on the entry to the owner's or resident's dwelling one or more religious items the display of which is motivated by the owner's or resident's sincere religious belief; and

**WHEREAS**, pursuant to Section 202.018(b) of the Texas Property Code, the Board of Directors of The Association of Jackson Communities, Inc. (the "Association") is permitted to adopt certain limitations on the display of religious items.

**NOW, THEREFORE, IT IS RESOLVED**, in order to comply with Section 202.018 of the Texas Property Code, the Board of Directors of the Association adopts the following guidelines to govern the display of religious symbols.

- A. An owner or resident may not display or affix a religious item on the entry to the owner or resident's dwelling which:
1. threatens the public health or safety;
  2. violates a law;
  3. contains language, graphics, or any display that is patently offensive to a passerby;
  4. is in a location other than the entry door or door frame or extends past the outer edge of the door frame of the owner's or resident's dwelling; or
  5. individually or in combination with each other religious item displayed or affixed on the entry door or door frame has a total size of greater than 25 square inches;
- B. The definitions contained in the Association's dedicatory instruments are hereby incorporated herein by reference.
- C. In the event of any conflict between Section 202.018(b) of the Texas Property Code and any restrictions contained in any governing document of the Association, including design guidelines, policies and the Declaration, Section 202.018(b) and this Religious Item Display Policy controls.





**IT IS FURTHER RESOLVED** that this Religious Item Display Policy is effective upon adoption hereof, to 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 4-30-15, and has not been modified, rescinded or revoked.

  
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Name: Darwyn Flynn

Title: Vice President

Date: 4-30-15

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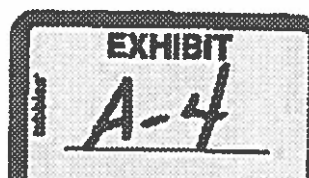
**Flag Display Guidelines**

WHEREAS, the Texas Legislature passed House Bill 2779 which amends Chapter 202 of the Texas Property Code by adding Section 202.011 which precludes associations from adopting or enforcing a prohibition or restriction on certain flag displays; and

WHEREAS, pursuant to Section 202.011 of the Texas Property Code, the Board of Directors of The Association of Jackson Communities, Inc. (the "Association") is permitted to adopt specific limitations on certain flag displays.

NOW, THEREFORE, IT IS RESOLVED, in order to comply with Section 202.011 of the Texas Property Code, the Board of Directors of the Association adopts the following guidelines for flag displays.

- A. An owner or resident may display:
1. the flag of the United States of America;
  2. the flag of the State of Texas; or
  3. an official or replica flag of any branch of the United States armed forces.
- B. An owner may only display a flag in A. above if such display meets the following criteria:
1. a flag of the United States must be displayed in accordance with 4 U.S.C. Sections 5-10;
  2. a flag of the State of Texas must be displayed in accordance with Chapter 3100 of the Texas Government Code;
  3. a flagpole attached to a dwelling or a freestanding flagpole must be constructed of permanent, long-lasting materials, with a finish appropriate to the materials used in the construction of the flagpole and harmonious with the dwelling;
  4. the display of a flag or the location and construction of the supporting flagpole must comply with applicable zoning ordinances, easements and setbacks of record;
  5. a displayed flag and the flagpole on which it is flown must be maintained in good condition and any deteriorated flag or deteriorated or structurally unsafe flagpole must be repaired, replaced or removed;



C. The Association hereby adopts the following additional restrictions on the display of flags on an owner's lot:


1. an owner may not install a flagpole which is greater than twenty feet (20') in height;
2. an owner may not install more than one flagpole on the owner's property;
3. any flag displayed must not be greater than 3' x 5' in size;
4. an owner may not install lights to illuminate a displayed flag which, due to their size, location or intensity, constitute a nuisance;
5. an owner may not locate a displayed flag or flagpole on property that is:
  - (a) owned or maintained by the Association; or
  - (b) owned in common by the members of the Association.

D. Prior to erecting or installing a flag and/or flag pole, an owner must first submit plans and specifications to and receive the written approval of the Board or architectural control/review committee. The plans and specifications must show the proposed location, material, size and type of such flag and flagpole (and all parts thereof, including any lights to illuminate a displayed flag).

E. The definitions contained in the Association's dedicatory instruments are hereby incorporated herein by reference.

**IT IS FURTHER RESOLVED** that this Flag Display Policy is effective upon adoption hereof, to 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 4-30-15, and has not been modified, rescinded or revoked.

  
\_\_\_\_\_

Name: Darwyn Flynn

Title: Vice President

Date: 4-30-15

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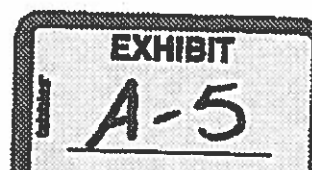
**Rainwater Collection Device Guidelines**

**WHEREAS**, the Texas Legislature passed House Bill 3391 which amends Section 202.007(d) of the Texas Property Code which precludes associations from adopting or enforcing certain prohibitions or restrictions on rain barrels and rainwater harvesting systems; and

**WHEREAS**, pursuant to Section 202.007(d) of the Texas Property Code, the Board of Directors of The Association of Jackson Communities, Inc. (the "Association") is permitted to adopt specific limitations on rain barrels and rainwater harvesting systems.

**NOW, THEREFORE, IT IS RESOLVED**, in order to comply with Section 202.007(d) of the Texas Property Code, the Board of Directors of the Association adopts the following guidelines for rain barrels and rainwater harvesting systems.


- A. An owner may not install a rain barrel or rainwater harvesting system if:**
1. such device is to be installed in or on property:
    - (a) owned by the Association;
    - (b) owned in common by the members of the Association; or
    - (c) located between the front of the owner's home and an adjoining or adjacent street; or
  2. the barrel or system:
    - (a) is of a color other than a color consistent with the color scheme of the owner's home; or
    - (b) displays any language or other content that is not typically displayed by such a barrel or system as it is manufactured.
- B. The Association may regulate the size, type, and shielding of, and the materials used in the construction of, a rain barrel, rainwater harvesting device, or other appurtenance that is located on the side of a house or at any other location that is visible from a street, another lot, or a common area if:**
1. the restriction does not prohibit the economic installation of the device or appurtenance on the owner's property; and
  2. there is a reasonably sufficient area on the owner's property in which to install the device or appurtenance.



- C. In order to enforce these regulations, an owner must receive written approval from the Board or the architectural control or review committee (if one exists) prior to installing any rain barrel or rainwater harvesting system. Accordingly, prior to installation, an owner must submit plans and specifications to and receive the written approval of the Board or architectural control/review committee. The plans and specifications must show the proposed location, color, material, shielding devices, size and type of such system or device (and all parts thereof). The plans should also identify whether the device or any part thereof will be visible from any street, other lot or common area.
- D. The definitions contained in the Association's dedicatory instruments are hereby incorporated herein by reference.
- E. In the event of any conflict between the new law cited above and any restrictions contained in any governing document of the Association, including design guidelines, policies and the Declaration, the new law and this Rainwater Collection Device Policy control.

IT IS FURTHER RESOLVED that this Rainwater Collection Device Policy is effective upon adoption hereof, to 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 4-30-15, and has not been modified, rescinded or revoked.

  
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Name: Darwyn Flynn

Title: Vice President

Date: 4-30-15

**Filed and Recorded  
Official Public Records  
John F. Warren, County Clerk  
Dallas County, TEXAS  
08/13/2015 11:26:25 AM  
\$78.00  
201500216538**

