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CERTIFICATE FOR RECORDATION OF DEDICATORY INSTRUMENT OF FAIRFIELD OF PLANO ADDITION HOMEOWNERS ASSOCIATION, INC.

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

WHEREAS, Section 202.006 of the Texas Property Code requires that "A property owners' association shall file its dedicatory instruments in the real property records of each county in which the property to which the dedicatory instrument relates is located."; and

WHEREAS, Fairfield of Plano Addition Homeowners Association, Inc., a Texas nonprofit corporation (the "Association") desires to comply with Section 202.006 by filing of record in the real property records of Collin County, Texas, the attached instrument; and

WHEREAS, the attached instrument constitutes a "dedicatory instrument" as defined by Section 202.001 of the Texas Property Code; and

WHEREAS, the Declaration of Covenants, Conditions and Restrictions for Fairfield of Plano Addition Homeowners Association, Inc., an addition to the City of Plano, Texas, filed as instrument number 2000-0094598 and recorded in Volume 4743, Page 1334 *et seq.*, Real Property Records of Collin County, Texas, as same has been amended and supplemented (the "Declaration") located in Collin County, Texas;

NOW, THEREFORE, the undersigned authorized representative of the Association hereby executes this Architectural Designs Guidelines document to effect the recording of the dedicatory instrument attached hereto on behalf of the Association.

[Signature page follows.]

EXECUTED this 17th day of October, 2019

FAIRFIELD OF PLANO ADDITION HOMEOWNERS ASSOCIATION, INC.,
a Texas non-profit corporation

By: Nicole Foley
Nicole Foley
Authorized Representative

STATE OF TEXAS §
§
COUNTY OF COLLIN §

This instrument was acknowledged before me on the 17th day of October 2019, by Nicole Foley, authorized representative of Fairfield of Plano Addition, a Texas non-profit corporation, on behalf of said corporation.

Lori Renee Welsh
Notary Public, State of Texas

AFTER RECORDING RETURN TO:

Veracity, Inc.
5204 Village Creek Dr. #202
Plano, TX 75093

LORI RENEE WELSH
NOTARY PUBLIC
ID# 7177495
State of Texas
Comm. Exp. 08-20-2020

FAIRFIELD OF PLANO ADDITION HOMEOWNERS ASSOCIATION

ARCHITECTURAL DESIGN GUIDELINES

Subject: Garage Doors

Adopted: September 21, 2019

The following architectural guidelines shall apply to garage doors within the community.

1. Color: Garage doors must be a natural shade of color that is complementary to the exterior of the residence. The color can be any shade of white, beige, neutral, or brown. If the owner selects a wood or wood-like door that requires stain or paint, the door must be maintained on a regular basis in order to maintain the wood appearance.

2. Other Features: Garage doors may have windows, but windows cannot be more than fifty percent (50%) of the door surface.

3. Maintenance: The owner must maintain the garage door both in appearance and in function. Garage doors must be capable of being opened. Enclosed garages are prohibited.

4. ACC Approval: Any change in the exterior appearance of a garage door must be submitted and approved in advance by the Architectural Control Committee pursuant to Article IV of the Amended and Restated Declaration of Covenants, Conditions and Restrictions for Fairfield of Plano Addition. For example: The proposed garage door should be approved before purchase and installation.

These Architectural Design Guidelines were adopted by the Architectural Control Committee as of September 21, 2019, with the approval of the Association Board of Directors, and shall be effective as of the date this instrument is recorded in the Real Property Records of Collin County, Texas.

Date: 09-21-, 2019 By: Nick. Nasir

Filed and Recorded
Official Public Records
Stacey Kemp, County Clerk
Collin County, TEXAS
10/21/2019 02:40:28 PM
$34.00 DFOSTER
20191021001321930

Stacey Kemp