

AFTER RECORDING, PLEASE RETURN TO:

**Judd A. Austin, Jr.
Henry Oddo Austin & Fletcher, P.C.
1717 Main Street
Suite 4600
Dallas, Texas 75201**

**FOURTH SUPPLEMENTAL CERTIFICATE AND MEMORANDUM
OF RECORDING OF DEDICATORY INSTRUMENTS
FOR
M3 RANCH HOMEOWNERS ASSOCIATION**

**STATE OF TEXAS §
 §
COUNTY OF JOHNSON §**

The undersigned, as attorney for M3 Ranch Homeowners Association, a Texas nonprofit corporation, for the purpose of complying with Section 202.006 of the Texas Property Code and to provide public notice of the following dedicatory instruments affecting the owners of property described in the Declaration of Covenants, Conditions and Restrictions for M3 Ranch, recorded as Instrument No. 2021-3445, in the Official Public Records of Johnson County, Texas, including any amendments and supplements thereto ("*Property*"), hereby states that the dedicatory instruments attached hereto are true and correct copies of the following:

- 1. *Policy for Water Restrictions (Exhibit A-1);***
- 2. *Guidelines for the Installation of a Solar Energy Device (Exhibit A-2);***
- 3. *Guideline for the Installation of Fencing (Exhibit A-3); and***
- 4. *Policy for Solicitation of Candidates for the Architectural Reviewer (Exhibit A-4).***

All persons or entities holding an interest in and to any portion of the Property are subject to the foregoing dedicatory instruments until amended. The attached dedicatory instruments replace and supersede all previously recorded dedicatory instruments addressing the same or similar subject matter and shall remain in force and effect until revoked, modified, or amended by the Board of Directors.

IN WITNESS WHEREOF, M3 Ranch Homeowners Association, has caused this Fourth Supplemental Certificate and Memorandum of Recording of Dedicatory Instruments to be recorded in the Official Public Records of Johnson County, Texas; and serves to supplement that certain Certificate and Memorandum of Recording of Dedicatory Instruments filed on September 13, 2023, and recorded as Instrument No. 2023-26020, in the Official Public Records of Johnson County, Texas; that certain First Supplemental Certificate and Memorandum of Recording of Dedicatory Instruments filed on September 19, 2023, and recorded as Instrument No. 2023-26516, in the Official Public Records of Johnson County, Texas; that certain Second Supplemental Certificate and Memorandum of Recording of Dedicatory Instruments filed on March 15, 2024, and recorded as Instrument No. 2024-7108, in the Official Public Records of Johnson County, Texas; and that certain Third Supplemental Certificate and Memorandum of Recording of Dedicatory Instruments filed on May 24, 2024, and recorded as Instrument No. 2024-14474, in the Official Public Records of Johnson County, Texas.

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**M3 RANCH
HOMEOWNERS ASSOCIATION,
a Texas nonprofit corporation**



By: _____
Its: Attorney

STATE OF TEXAS §
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COUNTY OF DALLAS §

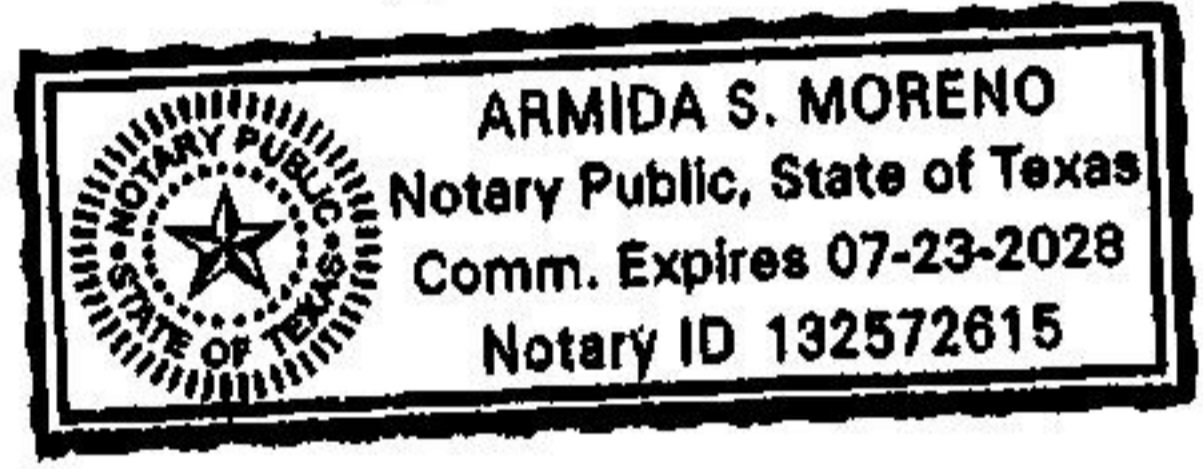
BEFORE ME, the undersigned Notary Public, on this day personally appeared Vinay B. Patel, attorney for M3 Ranch Homeowners Association, a Texas nonprofit corporation, known to me to be the person whose name is subscribed on the foregoing instrument and acknowledged to me that he executed the same for the purposes therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND AFFIRMED SEAL OF OFFICE on this 18th day of November, 2025.

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Armida S. Moreno

Notary Public, State of Texas



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Exhibit A-1

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M3 RANCH HOMEOWNERS ASSOCIATION

POLICY FOR WATER RESTRICTIONS

STATE OF TEXAS §
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COUNTY OF JOHNSON §

WHEREAS, the Board of Directors ("*Board*") of M3 Ranch Homeowners Association, a Texas non-profit corporation ("*Association*") is the entity responsible for the operation of the Association in accordance with and pursuant to that certain Declaration of Covenants, Conditions & Restrictions for M3 Ranch, recorded in the Official Public Records of Johnson County, Texas, including any amendments or supplements thereto (collectively, the "*Declaration*"); and

WHEREAS, the following Policy for Water Restrictions ("*Policy*") is brought about by changes to Section 202.008 of the Texas Property Code relating to the authority of the Association to assess a fine for discolored vegetation or turf during a period of residential watering restriction; and

WHEREAS, the Board finds it in the best interest of the Association to promulgate the following Policy.

NOW THEREFORE BE IT RESOLVED that the following requirements are hereby established, and the following procedures are hereby adopted to be observed in furtherance of the Policy of the Association:

The Association may not assess a fine against an Owner for a violation of a restrictive covenant that: (1) requires the Owner to plant or install grass or turf, or maintain green vegetation or turf; or (2) prohibits discolored or brown vegetation or turf on the property:

- (i) During a period when the Owner's property is subject to a residential watering restriction¹ under which discolored or brown vegetation or turf could reasonably result; and
- (ii) Before the sixtieth (60th) day after the date a residential watering restriction described by subsection (i) is lifted.

Owners are encouraged to heavily mulch plantings to assist with water retention. If vegetation and/or turf is discolored due to the implemented water restriction, an Owner may receive reminders with tips to improve the appearance of the property or Courtesy Notices as authorized by the Association's governing documents and Enforcement Policy. An Owner is required to follow all other Lot

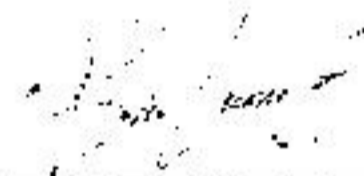
¹ For purposes of this Policy, the term "residential watering restriction" means a temporary restriction of water use to irrigate residential vegetation or turf that is mandated by a municipality, water utility, or other wholesale or retail water supplier as part of a strategy to conserve water during a period of drought. Such restriction must be a mandatory restriction, not a recommendation or conservation tip.

maintenance provisions of the Association's governing documents during any residential watering restriction, including, but not limited to, maintaining the lawn by mowing, edging, removing weeds and/or dead plants, and all other provisions of the Association's governing documents.

IT IS FURTHER RESOLVED that this Policy replaces and supersedes, in all respects, all prior guidelines, policies, and/or resolutions addressing the same or similar subject matter until amended, and is effective upon its filing with the office of the county clerk, and shall remain in force and effect until revoked, modified, or amended by the Board.

IN WITNESS WHEREOF, the Board has caused this Policy to be effective and executed by its duly authorized representative as of the 11/14, 2025.

**M3 RANCH
HOMEOWNERS ASSOCIATION
a Texas non-profit corporation**

By: 
Its: Executive Vice President

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Exhibit A-2

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M3 RANCH HOMEOWNERS ASSOCIATION

**GUIDELINES FOR
THE INSTALLATION OF A SOLAR ENERGY DEVICE**

STATE OF TEXAS §
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COUNTY OF JOHNSON §

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WHEREAS, the Board of Directors ("*Board*") of M3 Ranch Homeowners Association, a Texas non-profit corporation ("*Association*") is the entity responsible for the operation of the Association in accordance with and pursuant to that certain Declaration of Covenants, Conditions & Restrictions for M3 Ranch, recorded in the Official Public Records of Johnson County, Texas, including any amendments or supplements thereto (collectively, the "*Declaration*"); and

WHEREAS, the following Policy for the Installation of a Solar Energy Device ("*Policy*") is brought about by changes to Section 202.010 of the Texas Property Code relating to the regulation by the Association of the installation of solar roof tiles; and

WHEREAS, the Board finds it in the best interest of the Association to promulgate the following Policy.

NOW THEREFORE BE IT RESOLVED that the following requirements are hereby established, and the following procedures are hereby adopted to be observed in furtherance of the Policy of the Association:

1. A solar energy device, including any system or series of mechanisms designed primarily to provide heating or cooling or to produce electrical or mechanical power by collecting and transferring solar generated energy (collectively, "*Solar Energy Device*"). The term includes an integrated system of solar panels or solar roof tiles containing photovoltaic cells and has the ability to store solar-generated energy for use in heating or cooling or in the production of power. Photovoltaic solar panels are attached to an existing roof. Photovoltaic solar tiles are part of the roof's construction, taking the place of regular tiling. All solar panels, and all solar roof tiles proposed to be installed are considered part of the same Solar Energy Device. A Solar Energy Device may only be installed after receiving the written approval of the Architectural Reviewer.
2. A Solar Energy Device may not be installed upon or within common area or any area which is maintained by the Association.
3. A Solar Energy Device may only be installed on designated locations on the roof of a home, on any structure allowed under any Association dedicatory instrument, or within any fenced rear-yard or fence-in patio of the owner's property.
4. If located on the roof of a home, a Solar Energy Device shall not be located on any portion of the roof that is facing a street or the Common Areas (collectively, the "*Prohibited Roof*")

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Elevations” whether that be a front, side, or rear of the home) (except as otherwise allowed by law). TO AVOID CONFUSION, AND WHEN PLANNING A SOLAR ENERGY DEVICE DESIGN, BE ADVISED OF THE FOLLOWING WHEN SEEKING TO RELY ON THE LIMITED EXCEPTION FOR INSTALLATION ON PROHIBITED ROOF ELEVATIONS AS SET FORTH IN SECTION 210.010(D)(5) OF THE TEXAS PROPERTY CODE (“*STATUTORY EXCEPTION*”): IF APPLICABLE, THE STATUTORY EXCEPTION ONLY PERMITS THE OWNER TO USE ANY OF THE PROHIBITED ROOF ELEVATIONS AS AN ALTERNATIVE LOCATION FOR THE INSTALLATION OF THE SOLAR ENERGY DEVICE (ALL PANELS OR TILES) SUBMITTED TO THE ARCHITECTURAL REVIEWER FOR APPROVAL. THE STATUTORY EXCEPTION, IF SATISFIED BY THE OWNER THROUGH THE SUBMISSION OF A PUBLICLY AVAILABLE MODELING TOOL PROVIDED BY THE NATIONAL RENEWABLE ENERGY LABORATORY (“*NREL*”), DOES NOT ALLOW THE OWNER TO INSTALL ANY PORTION OF THE SOLAR ENERGY DEVICE (ANY PANEL) IN BOTH THE PERMITTED AND PROHIBITED ROOF ELEVATIONS IN DETERMINING WHETHER THE ENERGY REQUIREMENTS OUTLINED IN THE STATUTE ARE SATISFIED. RATHER, IT IS THE ASSOCIATION’S POSITION THAT THE PROHIBITED ROOF ELEVATIONS ARE AN “ALTERNATIVE” LOCATION FOR THE ENTIRE SOLAR ENERGY DEVICE (ALL PANELS OR ALL TILES), NOT AN ADDITIONAL AREA WHERE A PORTION OF THE PANELS OR A PORTION OF THE TILES COMPRISING A SOLAR ENERGY DEVICE CAN BE INSTALLED, IN ADDITION TO PANELS OR TILES BEING INSTALLED ON A PERMITTED LOCATION. IN SUM, THE OWNER MUST DEMONSTRATE, THROUGH A WRITTEN NREL REPORT, THAT THE ENTIRE SOLAR ENERGY DEVICE – ALL PANELS OR ALL TILES – IF LOCATED EXCLUSIVELY WITHIN PROHIBITED ROOF ELEVATIONS, WOULD INCREASE THE ANNUAL ENERGY PRODUCTION OF THE SOLAR ENERGY DEVICE (ALL PANELS OR ALL TILES) BY MORE THAN TEN PERCENT (10%) ABOVE THE ANNUAL ENERGY PRODUCTION OF THE SOLAR ENERGY DEVICE (ALL PANELS OR ALL TILES) LOCATED EXCLUSIVELY IN A DESIGNATED OR PERMITTED AREA.

5. If located on the roof of a home, a Solar Energy Device shall:
 - a. not extend higher than or beyond the roofline;
 - b. conform to the slope of the roof;
 - c. have a top edge that is parallel to the roofline; and
 - d. have a frame, support bracket, or visible piping or wiring that is in a silver, bronze, or black tone commonly available in the marketplace and blends with the color of the roof to the greatest extent possible.
6. If located in the fenced rear-yard or patio, a Solar Energy Device shall not be taller than the fence line.
7. The Architectural Reviewer may deny a request for the installation of a Solar Energy Device if it determines, and such determination is reduced to writing, that the placement of

the Solar Energy Device as proposed by the property owner constitutes a condition that substantially interferes with the use and enjoyment of land by causing unreasonable discomfort or annoyance to persons of ordinary sensibilities. The owner may obtain the written approval of the proposed placement of the Solar Energy Device by all property owners of adjoining property. In this case, the Architectural Reviewer shall approve the installation should it meet all other requirements contained herein unless it determines that the placement substantially interferes with the use and enjoyment of land of persons other than adjoining landowners.

- 8. Any installation of a Solar Energy Device which voids material warranties is not permitted and will be cause for the Solar Energy Device to be removed by the owner.
- 9. A Solar Energy Device must be properly maintained at all times or removed by the owner.
- 10. A Solar Energy Device which becomes non-functioning or inoperable must be removed by the owner of the property. Panels, mounting devices, etc. must be repaired or replaced within one hundred twenty (120) days of the date of damage.
- 11. A Solar Energy Device is prohibited if a Court determines that the installation thereof violates any law or threatens the public health or safety.

IT IS FURTHER RESOLVED that this Policy replaces and supersedes, in all respects, all prior guidelines, policies, and/or resolutions addressing the same or similar subject matter until amended, and is effective upon its filing with the office of the county clerk, and shall remain in force and effect until revoked, modified, or amended by the Board.

IN WITNESS WHEREOF, the Board has caused this Policy to be effective and executed by its duly authorized representative as of the 11/14, 2025.

**M3 RANCH
HOMEOWNERS ASSOCIATION
a Texas non-profit corporation**

By: _____
I/s: Executive Vice President

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Exhibit A-3

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M3 RANCH HOMEOWNERS ASSOCIATION

GUIDELINE FOR THE INSTALLATION OF FENCING

STATE OF TEXAS §
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COUNTY OF JOHNSON §

WHEREAS, the Board of Directors (“*Board*”) of M3 Ranch Homeowners Association, a Texas non-profit corporation (“*Association*”) is the entity responsible for the operation of the Association in accordance with and pursuant to that certain Declaration of Covenants, Conditions & Restrictions for M3 Ranch, recorded in the Official Public Records of Johnson County, Texas, including any amendments or supplements thereto (collectively, the “*Declaration*”); and

WHEREAS, the following Policy for the Installation of Fencing (“*Policy*”) is brought about by changes to Section 202.023 of the Texas Property Code relating to the placement of fencing on an Owner’s property; and

WHEREAS, the Board finds it in the best interest of the Association to promulgate the following Policy.

NOW THEREFORE BE IT RESOLVED that the following requirements are hereby established, and the following procedures are hereby adopted to be observed in furtherance of the Policy of the Association:

1. An Owner is prohibited from placing fencing that obstructs:
 - a. A licensed area, as defined by a written license agreement or plat;
 - b. A sidewalk in the public right-of-way or otherwise installed for public or community use; or
 - c. A drainage easement or drainage area.
2. Driveway gates must be set back at least ten (10) feet from the right-of-way if the driveway intersects with a laned roadway, as defined by Section 541.302 of the Texas Transportation Code.
3. Fencing must not extend past the front-most building line of the dwelling.
 - a. Fencing installed prior to September 1, 2025, which otherwise violates this Policy, may remain in place.
 - b. Fencing that is installed in front of the front-most building line of the dwelling or residence by Owners whose residential address is exempt from public disclosure under state or federal law, or who provide the Association documentation from a law enforcement agency of the Owner’s need for enhanced security measures, may remain in place. An Owner is required to provide documentation to the Association’s architectural control authority that proves he/she is entitled to an exemption under this Section. However, such fencing must be removed on or prior to the transfer of title of the property.

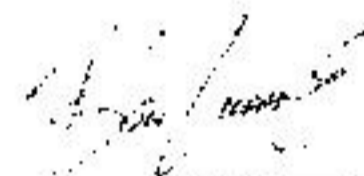
Owners are required to pay for the expense of removing the fencing described in this Subsection (b).

- 4. Owners, who otherwise do not meet the aforementioned criteria, are subject to enforcement actions for the continued existence of non-conforming fencing.

IT IS FURTHER RESOLVED that this Policy replaces and supersedes, in all respects, all prior guidelines, policies, and/or resolutions addressing the same or similar subject matter until amended, and is effective upon its filing with the office of the county clerk, and shall remain in force and effect until revoked, modified, or amended by the Board.

IN WITNESS WHEREOF, the Board has caused this Policy to be effective and executed by its duly authorized representative as of the 11/14, 2025.

**M3 RANCH
HOMEOWNERS ASSOCIATION
a Texas non-profit corporation**

By: 
Its: Executive Vice President

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Exhibit A-4

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M3 RANCH HOMEOWNERS ASSOCIATION

**POLICY FOR
SOLICITATION OF CANDIDATES FOR THE
ARCHITECTURAL REVIEWER**

STATE OF TEXAS

COUNTY OF JOHNSON

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WHEREAS, the Board of Directors ("*Board*") of M3 Ranch Homeowners Association, a Texas non-profit corporation ("*Association*") is the entity responsible for the operation of the Association in accordance with and pursuant to that certain Declaration of Covenants, Conditions & Restrictions for M3 Ranch, recorded in the Official Public Records of Johnson County, Texas, including any amendments or supplements thereto (collectively, the "*Declaration*"); and

WHEREAS, the following Policy for the Solicitation of Candidates for the Architectural Reviewer ("*Policy*") is brought about by changes to Section 209.00507 of the Texas Property Code relating to the solicitation of candidates to the architectural review authority; and

WHEREAS, the Board finds it in the best interest of the Association to promulgate the following Policy.

NOW THEREFORE BE IT RESOLVED that the following requirements are hereby established, and the following procedures are hereby adopted to be observed in furtherance of the Policy of the Association:

I. Architectural Reviewer Candidate Solicitation Process

A. Not later than the 10th (tenth) day before the date the Board takes action to appoint or elect, or meets to elect or appoint a person to serve on the Architectural Reviewer, the Board must provide notice to the Association's Owners that the Board is soliciting persons interested in serving on the Architectural Reviewer. The notice must:

- (1) be provided by first class mail to each Owner, or;
- (2) be provided by:
 - (i) posting it in a conspicuous manner reasonably designed to provide notice to Association Owners
 - a) in a place located on the Association's common area property or, with the property owner's consent, on other conspicuously located privately owned property within the subdivision; or

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- b) on any Internet website maintained by the Association or other Internet media; and
- (ii) sending the notice by e-mail to each owner who has registered an e-mail address with the property owners' association.

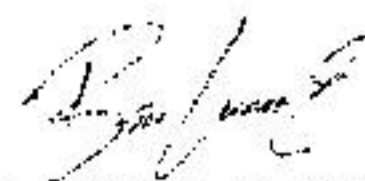
The notice must contain instructions for a person to notify the Board of the person's interest in serving on the Architectural Reviewer, including the date by which the person's notification must be received by the Board. Such date may not be a date earlier than the 10th (tenth) day after the Board provides the notice described by Subsection A.

- B. A person may not be appointed or elected to serve on the Architectural Reviewer if the person is:
 - (1) a current Board Member;
 - (2) a current Board Member's spouse; or
 - (3) a person residing in a current Board Member's household.
- C. Only if a vacancy remains on the Architectural Reviewer after each person eligible who timely notifies the Board in accordance with Subsection A is appointed or elected to the Architectural Reviewer, the Board may appoint any person to fill the vacancy, including a person not otherwise eligible under Subsection B.
- D. The Board shall exercise its discretionary authority to appoint or elect a person that will fulfill the duties and responsibilities of Architectural Reviewer members as set forth in the Declaration.

IT IS FURTHER RESOLVED that this Policy replaces and supersedes, in all respects, all prior guidelines, policies, and/or resolutions addressing the same or similar subject matter until amended, and is effective upon its filing with the office of the county clerk, and shall remain in force and effect until revoked, modified, or amended by the Board.

IN WITNESS WHEREOF, the Board has caused this Policy to be effective and executed by its duly authorized representative on the 11/14, 2025.

**M3 RANCH
HOMEOWNERS ASSOCIATION
a Texas non-profit corporation**

By: 
Its: Executive Vice President

Johnson County
April Long
Johnson County
Clerk

Instrument Number: 2025 - 34759

eRecording - Real Property

Restrictions

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Recorded On: November 18, 2025 02:24 PM

Number of Pages: 17

" Examined and Charged as Follows: "

Total Recording: \$85.00

***** THIS PAGE IS PART OF THE INSTRUMENT *****

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number: 2025 - 34759
Receipt Number: 20251118000105
Recorded Date/Time: November 18, 2025 02:24 PM
User: Honor C
Station: ccl30

Record and Return To:

Corporation Service Company

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STATE OF TEXAS
COUNTY OF JOHNSON

I hereby certify that this Instrument was FILED In the File Number sequence on the date/time printed hereon, and was duly RECORDED in the Official Records of Johnson County, Texas.

April Long
Johnson County Clerk
Johnson County, TX

April Long