

**** Electronically Filed Document ****

Denton County
Cynthia Mitchell
County Clerk

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Parties:

Direct- GRIFFIN PARC RESIDENTIAL ASSOCIATION INC
Indirect-

Receipt Number: 1108988

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***** 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.



THE STATE OF TEXAS)
COUNTY OF DENTON)

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 Denton County, Texas.

C Mitchell

County Clerk
Denton County, Texas

AFTER RECORDING, PLEASE RETURN TO:

**Judd A. Austin, Jr.
Henry Oddo Austin & Fletcher, P.C.
1700 Pacific Avenue
Suite 2700
Dallas, Texas 75201**

**THIRD SUPPLEMENTAL CERTIFICATE
AND MEMORANDUM OF RECORDING
OF DEDICATORY INSTRUMENTS FOR
GRIFFIN PARC RESIDENTIAL ASSOCIATION, INC.**

STATE OF TEXAS §
 §
COUNTY OF DENTON §

The undersigned, as attorney for Griffin Parc Residential Association, Inc., for the purpose of complying with Section 202.006 of the Texas Property Code and to provide public notice of the following dedicatory instrument affecting the owners of property described on Exhibit B attached hereto, hereby states that the dedicatory instrument attached hereto are true and correct copy of the following:

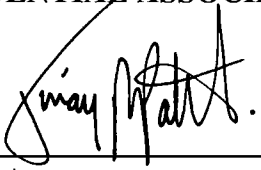
- ***Griffin Parc Residential Association, Inc. - Resolution: Towing of Vehicles Policy (Exhibit A).***

All persons or entities holding an interest in and to any portion of property described on Exhibit B attached hereto are subject to the foregoing dedicatory instrument.

IN WITNESS WHEREOF, Griffin Parc Residential Association, Inc. has caused this Third Supplemental Certificate and Memorandum of Recording of Dedicatory Instruments to be filed with the Office of the Denton County Clerk and supplements that certain Certificate and Memorandum of Recording of Association Documents recorded on July 27, 2009, under Instrument No. 2009-

90605 with the Official Public Records of Denton County, Texas, that First Supplemental Certificate and Memorandum of Recording of Dedicatory Instruments recorded on December 21, 2011, under Instrument No. 2011-121841 with the Official Public Records of Denton County, Texas; and that certain Second Supplemental Certificate and Memorandum of Recording of Dedicatory Instruments recorded on April 12, 2012, under Instrument No. 2012-37836 with the Official Public Records of Denton County, Texas.

**GRIFFIN PARC
RESIDENTIAL ASSOCIATION, INC.**

By: 
Its: Attorney

STATE OF TEXAS §
 §
COUNTY OF DALLAS §

BEFORE ME, the undersigned Notary Public, on this day personally appeared Vinay B. Patel, attorney for Griffin Parc Residential Association, Inc., 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 15th day of November, 2013.


Notary Public, State of Texas

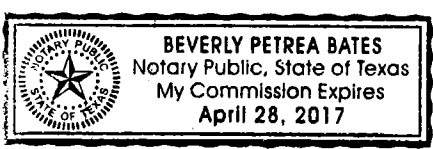


EXHIBIT A**GRIFFIN PARC RESIDENTIAL ASSOCIATION, INC.****RESOLUTION: TOWING OF VEHICLES POLICY**

WHEREAS, pursuant to Article VI, Section 6.01(o) of the Declaration of Covenants, Conditions and Restrictions for Griffin Parc (the "*Declaration*"), the Board of Directors (the "*Board*") for Griffin Parc Residential Association, Inc. (the "*Association*") has the authority to establish and enforce reasonable rules and regulations for the operation and use of the Common Properties; and

WHEREAS, pursuant to the Board's authority, and for the benefit and protection of the Association and of the Owners, the Board deems it necessary and desirable to establish and operate procedures regarding the towing of certain vehicles located on Association's Common Properties. Specifically, this Towing of Vehicles Policy is limited to those certain vehicles that are located, parked, and/or stored at the designated parking spaces at the pool and pavilion areas.

NOW, THEREFORE, BE IT RESOLVED on this 12 day of November, 2013, the Board hereby establishes and adopts the following procedures to be applied in connection with the towing of vehicles:

POLICY

The parking of vehicles on Association's Common Properties is restricted to Owners, their families and their authorized visitors. All actions taken pursuant to this Policy will be in accordance with Texas law. Where any conflict between the Towing of Vehicles Policy (the "Policy") and Texas law exists, Texas law will govern. The purpose of the Policy is to preserve the safety and enjoyment of the Association's Common Properties governed by the Declaration, and more precisely, the designated parking spaces located at the pool and pavilion areas by limiting parking to Owners, their families and their authorized visitors.

DEFINITIONS

1. Inoperable vehicle means:
 - a. Any vehicle that is incapable of being driven under its own motor power; or
 - b. Any vehicle which does not maintain valid or current vehicle license plates or license stickers affixed in a manner prescribed in the Texas Transportation Code; or
 - c. Any vehicle which does not maintain valid or current vehicle inspection certificate or sticker affixed in a manner prescribed in the Texas Transportation Code; or
 - d. Any vehicle which is in violation of any provision of the Texas Transportation Code which would prohibit the vehicle from being driven on public roadways.

2. Notice: For notice under this Policy to be effective, the Association must install signs that comply with Section 2308, Subchapter G of the Texas Occupations Code, prohibiting unauthorized vehicles located on the parking facility at the time of towing and for the preceding 24 hours and remain installed at the time of towing.

3. Unauthorized Vehicle
 - A. A vehicle that is in a parking space properly designated for the exclusive use of a vehicle transporting a disabled person and that does not have the appropriate license plates or parking placard authorizing such parking;
 - B. A vehicle that is in or obstructing a portion of a paved driveway or abutting public roadway used for entering or exiting the facility;
 - C. A vehicle that obstructs a vehicular traffic aisle, entry or exit to the Property;

- D. A vehicle that prevents another vehicle from exiting a parking space on the Property; or
- E. A vehicle that is in or obstructs a properly marked fire lane.

GUIDELINES

1. Any vehicle towed pursuant to this Towing of Vehicles Policy must be towed under applicable Texas law. Unauthorized or inoperable vehicles on the Property will be towed. Notice must be given before the vehicle is towed and the vehicle must be towed in accordance with the provisions of this Policy.

2. The Association will not directly or indirectly accept anything of value from a Towing Company¹ in connection with the removal of a vehicle pursuant to this Policy or have a direct or indirect monetary interest in a Towing Company that removes vehicles from the Property pursuant to this Policy.

3. Only Towing Companies that are insured against liability for property damage incurred in towing a vehicle may remove a vehicle towed pursuant to this Policy. All vehicles towed pursuant to this Policy must be taken to a vehicle storage facility that is insured against liability for property damage incurred in storing a vehicle.

4. Before any vehicle is towed pursuant to this Policy, written verification by letter or memo by the Association will be given to the Towing Company that --

- a. The appropriate signs under the relevant portions of the Texas Transportation Code have been installed; or
- b. The owner or operator of the vehicle in question received notice of the parking violation and possibility of towing, or the Association posted the required notice on the vehicle's windshield and mailed the required notice to the registered owner of the vehicle by certified mail; or
- c. The vehicle is in violation of Section 684.011 of the Texas Transportation Code; or
- d. The vehicle is in or obstructing a portion of a paved driveway or abutting public roadway used for entering or exiting the Property.

¹ A Towing Company is defined as an individual, association, corporation, or other legal entity that controls, operates, or directs the operation of one or more tow trucks over a public roadway in this state but does not include a political subdivision of the state. See, Texas Occupations Code, Section 2308.002(12).

A one-time notice to the towing company that signs have been properly posted is sufficient. The Association does not need to give notice to the towing company every time a vehicle is towed.

5. In addition to providing Owners with a copy of this Policy, signs shall be installed and maintained that alert Owners and visitors of the terms and enforcement of this Policy. The Board shall cause to be installed, on Common Properties, signs that comply with applicable law (Subchapter G of Chapter 2308 of the Texas Occupations Code) prior to the towing of any prohibited vehicles or abandoned vehicles. These signs must be in place for 24 hours before any removal of a vehicle pursuant to this Policy may take place.

SPECIFIC PROVISIONS

1. Unauthorized, inoperable, large commercial-type, and/or recreational vehicles parked on the Property will be towed. Except as provided in Special Provision Nos. 2 and 3 of this Policy, notice must be given before the vehicle is towed and the vehicle must be towed in accordance with the provisions of this Policy.

2. An unattended vehicle may be towed without further notice to its owner or operator if –

- a. It obstructs a vehicular traffic aisle, entry or exit to the Property;
- b. It prevents a vehicle from exiting a parking space on the Property;
- c. It is in or obstructs a properly marked fire lane; or
- d. It is in a parking space properly designated for the exclusive use of a vehicle transporting a disabled person and does not have the appropriate license plates or parking placard authorizing such parking.
- e. It is in or obstructing a portion of a paved driveway or abutting public roadway used for entering or exiting the Property.
- f. It is parked in violation of the City of Frisco Code.

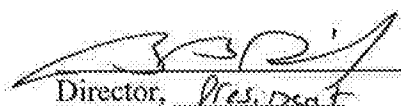
3. No additional notice is required when notice was attached to an unauthorized vehicle and the owner or operator of the vehicle leaves the vehicle in another location.

4. Unless expressly approved by the Board, no vehicle may park within the Common Properties located at the pool and pavilion areas longer than 24 hours without being moved. Under no circumstances may a vehicle be parked overnight at the Common Properties located at the pool and pavilion areas.

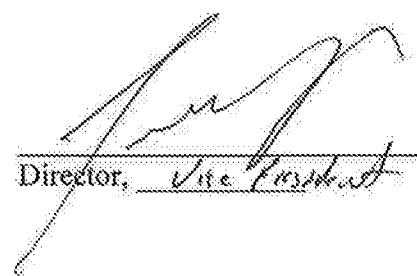
Nothing within this Policy shall be deemed to negate or change any provision within the Declaration pertaining to vehicles brought onto the Property.

This is to certify that the foregoing policy was adopted by the Board of Directors at the November 12, 2013, Board of Directors' meeting by a majority vote of the Board of Directors, effective thirty (30) days after written notice of such resolution is mailed to all Owners, until such date as it may be modified, rescinded or revoked and shall supersede and govern over any conflicting resolution previously adopted.

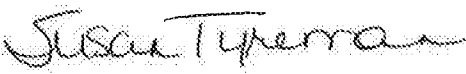
**GRIFFIN PARC
RESIDENTIAL ASSOCIATION, INC.**



Director, President



Director, Vice President



Director, Treasurer

EXHIBIT B

Those tracts and parcels of real property located in the City of Frisco, Denton County, Texas and more particularly described as follows:

- (a) All lots and tracts of land situated in **Griffin Parc Addition, Phase 1, an addition to the City of Frisco, Denton County, Texas, according to the Plat thereof recorded in Cabinet T, Page 321 of the Plat Records of Denton County, Texas;**
- (b) All lots and tracts of land situated in **Griffin Parc Addition, Phase 2, an addition to the City of Frisco, Denton County, Texas, according to the Plat thereof recorded in Cabinet U, Slide 550 of the Plat Records of Denton County, Texas;**
- (c) All lots and tracts of land situated in **Griffin Parc Addition, Phase 3, an addition to the City of Frisco, Denton County, Texas, according to the Plat thereof recorded in Cabinet U, Slide 548 of the Plat Records of Denton County, Texas; and**
- (d) All lots and tracts of land situated in **Griffin Parc Addition, Phase 4, an addition to the City of Frisco, Denton County, Texas, according to the Plat thereof recorded in Cabinet U, Slide 823 of the Plat Records of Denton County, Texas.**