



AFTER RECORDING, PLEASE RETURN TO:

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

**FIRST SUPPLEMENTAL
CERTIFICATE AND MEMORANDUM OF RECORDING
OF ASSOCIATION DOCUMENTS FOR CELINA CARTER RANCH
HOMEOWNERS' ASSOCIATION, INC.**

STATE OF TEXAS §
 §
COUNTY OF COLLIN §

The undersigned, as attorney for the Celina Carter Ranch Homeowners' 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 instruments affecting the owners of property described on Exhibit B attached hereto, hereby states that the dedicatory instruments attached hereto are true and correct copies of the following:

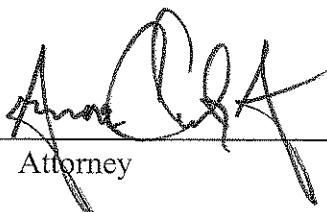
- (a) ***Celina Carter Ranch Homeowners' Association, Inc. - Swimming Pool Rules (Exhibit "A-1"); and***
- (b) ***Celina Carter Ranch Homeowners' Association, Inc. - Design Guideline Bulletin No. 1 - Accessory Structures (Exhibit "A-2").***

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

IN WITNESS WHEREOF, the Celina Carter Ranch Homeowners' Association, Inc. has caused this First Supplemental Certificate and Memorandum of Recording of Association Documents to be filed with the office of the Collin County Clerk, and supplements that certain

Certificate and Memorandum of Recording of Association Documents for Celina Carter Ranch Homeowners' Association, Inc. filed on February 9, 2007 and recorded as Instrument No. 20070209000188970 in the Official Public Records of Collin County, Texas.

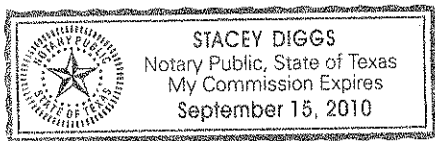
**CELINA CARTER RANCH
HOMEOWNERS' ASSOCIATION, INC.**

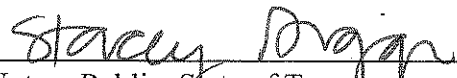
By: 
Its: Attorney

STATE OF TEXAS §
 §
COUNTY OF DALLAS §

BEFORE ME, the undersigned Notary Public, on this day personally appeared Judd A. Austin, Jr., attorney for Celina Carter Ranch Homeowners' 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 31st day of August, 2007.




Notary Public, State of Texas



CARTER RANCH SWIMMING POOL RULES

Hours of operation: 9:00am-10:00pm Suggested swimming months: May – October
POOLS ARE MONITORED/ VIOLATORS WILL HAVE PRIVLEDGES SUSPENDED

1. THERE IS NO LIFEGUARD ON DUTY – SWIM AT YOUR OWN RISK. DIVING AND JUMPING INTO THE POOL IS NOT ALLOWED.
2. A Carter Ranch WRIST BAND and a key is required to enter the pool. Do NOT open the gates for anyone who arrives at the pool without a key. Climbing over the fence or gate is prohibited. Do NOT make a copy of the pool key. Do NOT give a pool key to anyone who is NOT an owner. Trespassing is not allowed.
3. CAUTION. Water in the pool is shallow. NO DIVING ALLOWED. Running, tag games, “cannon-balling” or boisterous play of any kind are not permitted in the pool area.
4. Do not swim if there is lightning or thunder.
5. Keep all gates completely closed at all times.
6. An adult, age 18 or above MUST accompany children under 14 years of age.
7. Animals are NOT allowed at the pool – per Health Code.
8. Homeowners are allowed four (4) guests. An owner must accompany guests.
9. Bikes, scooters, roller blades and running in the pool area are NOT allowed.
10. Proper swimwear is required. “Cut-offs” are NOT allowed. Babies/toddlers must wear swim diapers.
11. Use of floating tubes, rafts and toys must not interfere with the use of the pool by others.
12. Glass containers are NOT allowed. Alcohol is NOT allowed. No smoking.
13. Suntan lotion clogs pool filters. Please use as minimally as possible.
14. Persons with skin abrasions, blisters, cuts, skin disease or communicable diseases shall NOT enter the pool.
15. Pool furniture is NOT allowed in the pool.
16. Keep safety equipment in its place – Life rings and shepherd crooks may NOT be used as toys or floats at any time.
17. Vandalism in the pool will not be tolerated. This includes, but is not limited to, damaging pool furniture, throwing rocks or stones into the pool, and stopping up plumbing. Report vandalism to the Celina Police Department and SBB Management Company.
18. Leave pool area clean and tidy at all times.

SBB MANAGEMENT COMPANY 972-960-2800



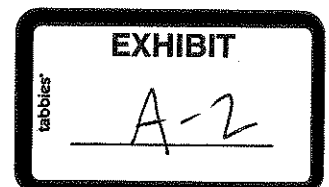
CARTER RANCH DESIGN GUIDELINE BULLETIN NO.1

ACCESSORY STRUCTURES

ACC approval is required prior to construction of any accessory structure including but not limited to outbuildings, storage sheds, play structures, trampolines and permanently installed playhouses. Applications for accessory structures will be reviewed with regard to Lot size, setbacks and primary building size. Accessory structures should serve as functional elements and enhance the aesthetic qualities and visual theme of Carter Ranch.

Outbuildings/Storage Sheds

1. Outbuildings and Storage Sheds shall be located on the rear yard in a location not prominently visible from the street.
2. Outbuildings and Storage Sheds shall be of the same color and style that is generally recognized as complimentary to that of the main residence.
3. Outbuildings and Storage Sheds shall be no larger than 8' W x 8'L and shall extend no more than two (2) feet above yard screening fence.
4. Utilities servicing Outbuildings and Storage Sheds shall be installed underground and shall be subject to the approval of the ACC.
5. Outbuildings and Storage Sheds shall conform to the side and rear yard setbacks of a minimum of five (5) feet from property lines.
6. Outbuildings and Storage Sheds shall not unreasonably obstruct any adjacent neighbor's views of any common area or public open space.



Play Structures

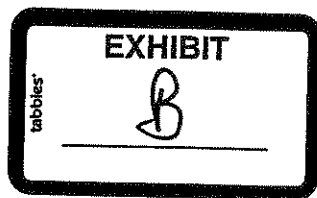
1. Play structures shall be located in the rear yard and set back a minimum of five (5) feet from property lines.
2. Play structures shall be predominantly muted, earth tone colors and shall not exceed eight (8) feet in height.
3. Playhouses larger than thirty (30) sq. ft. or over six (6) feet in height shall be considered an accessory structure.

Trampolines

1. No trampoline shall be erected that can be seen from any common area or public open space.
2. The jumping space and netting on trampoline are to be black in color. The padding for trampoline and poles for netting are to be black, dark green or dark blue in color.

Owners should exercise consideration toward neighbors. ANY Accessory Structure shall be set back a reasonable distance from adjacent property lines so as to avoid disturbing neighbors and shall not obstruct any neighbors view of any common area or public open space.

All Accessory Structures must be properly maintained as not to become an eyesore.



Legal Description

BEING a tract of land situated in the John Cahill Survey, Abstract No. 171 and the Shelby Glass Survey, Abstract No. 346 City of Celina, Collin County, Texas, and being a portion of a tract of land as described in instrument to SH 289 Investment Partners, Ltd. and recorded in Volume 4971, Page 3584 of the Deed Records of Collin County, Texas, and being more particularly described as follows:

BEGINNING at a one-half inch iron rod found with cap stamped "4613" at the southeast corner of said SH 289 Investment Partners tract, said iron rod also being in the center line of County Road No. 83;

THENCE, South 88 degrees 47 minutes 29 seconds West with the center line of County Road No. 83 and the south line of said SH 289 Investment Partners tract a distance of 1,892.22 feet to a PK nail set;

THENCE, departing the center line of County Road No. 83 and the south line of said SH 289 Investment Partners tract, North 01 degree 12 minutes 31 seconds West a distance of 60.00 feet to a five-eighths inch iron rod set with "Huitt-Zollars" cap;

THENCE, North 19 degrees 44 minutes 19 seconds West a distance of 377.45 feet to a five-eighths inch iron rod set with "Huitt-Zollars" cap;

THENCE, North 10 degrees 56 minutes 04 seconds West a distance of 91.78 feet to a five-eighths inch iron rod set with "Huitt-Zollars" cap;

THENCE, North 06 degrees 27 minutes 05 seconds West a distance of 89.75 feet to a five-eighths inch iron rod set with "Huitt-Zollars" cap;

THENCE, North 02 degrees 38 minutes 26 seconds East a distance of 89.75 feet to a five-eighths inch iron rod set with "Huitt-Zollars" cap;

THENCE, North 09 degrees 34 minutes 20 seconds East a distance of 69.49 feet to a five-eighths inch iron rod set with "Huitt-Zollars" cap;

THENCE, North 48 degrees 53 minutes 09 seconds West a distance of 51.95 feet to a five-eighths inch iron rod set with "Huitt-Zollars" cap at the beginning of a non-tangent curve to the right;

THENCE, along a curve to the right through a central angle of 40 degrees 17 minutes 13 seconds, having a radius of 460.00 feet and an arc length of 323.44 feet, being subtended by a chord of South 61 degrees 09 minutes 24 seconds West a distance of 316.82 feet to a five-eighths inch iron rod set with "Huitt-Zollars" cap at the beginning of a reverse curve to the left;

THENCE, along a curve to the left through a central angle of 10 degrees 39 minutes 38 seconds, having a radius of 200.00 feet and an arc length of 37.21 feet, being subtended by a chord of South 75 degrees 58 minutes 11 seconds West a distance of 37.16 feet to a five-eighths inch iron rod set with "Huitt-Zollars" cap at the beginning of a reverse curve to the right;

EXHIBIT A

Legal Description

THENCE, along a curve to the right through a central angle of 18 degrees 46 minutes 38 seconds, having a radius of 300.00 feet and an arc length of 98.32 feet, being subtended by a chord of South 80 degrees 01 minutes 41 seconds West a distance of 97.88 feet to a five-eighths inch iron rod set with "Huitt-Zollars" cap;

THENCE, South 89 degrees 25 minutes 00 seconds West a distance of 38.46 feet to a five-eighths inch iron rod set with "Huitt-Zollars" cap in the west line of said SH 289 Investment Partners tract and the east right-of-way line of State Highway No. 289 as established by instrument to the State of Texas and recorded in Volume 687, Page 556 of the Deed Records of Collin County, Texas;

THENCE, North 00 degrees 35 minutes 00 seconds West along the east right-of-way line of State Highway No. 289 a distance of 728.14 feet to a one-half inch iron rod found with cap stamped "4613";

THENCE, North 07 degrees 49 minutes 00 seconds East along the east right-of-way line of State Highway No. 289 a distance of 304.34 feet to a one-half inch iron rod found with cap stamped "4613";

THENCE, North 01 degree 06 minutes 00 seconds West along the east right-of-way line of State Highway No. 289 a distance of 200.00 feet to a one-half inch iron rod found with cap stamped "4613";

THENCE, North 03 degrees 58 minutes 00 seconds West along the east right-of-way line of State Highway No. 289 a distance of 901.12 feet to a wood monument found;

THENCE, North 01 degree 06 minutes 00 seconds West along the east right-of-way line of State Highway No. 289 a distance of 875.45 feet to a five-eighths inch iron rod set with "Huitt-Zollars" cap;

THENCE, departing the east right-of-way line of State Highway No. 289, North 88 degrees 54 minutes 00 seconds East a distance of 800.00 feet to a five-eighths inch iron rod set with "Huitt-Zollars" cap;

THENCE, North 01 degree 06 minutes 00 seconds West a distance of 1,700.00 feet to a five-eighths inch iron rod set with "Huitt-Zollars" cap in the center line of County Road No. 88 and being in the north line of said SH Investment Partners tract;

THENCE, North 88 degrees 59 minutes 05 seconds East with the center line of County Road No. 88 and the north line of said SH Investment Partners tract a distance of 1698.35 feet to a five-eighths inch iron rod set with "Huitt-Zollars" cap at the northeast corner of said SH Investment Partners tract;

EXHIBIT A

Legal Description

THENCE, South 01 degrees 06 minutes 59 seconds East along the east line of the SH Investment Partners tract a distance of 5,317.76 feet to the POINT OF BEGINNING and CONTAINING 265.2 acres of land, more or less.