

**Kaufman County
Laura Hughes
County Clerk**

Instrument Number: 2023-0016265

**Billable Pages: 4
Number of Pages: 5**

FILED AND RECORDED – REAL RECORDS	CLERKS COMMENTS
<p>On: 06/13/2023 at 01:56 PM</p> <p>Document Number: <u>2023-0016265</u></p> <p>Receipt No: <u>23-15270</u></p> <p>Amount: \$ <u>38.00</u></p> <p>Vol/Pg: <u>V:8118 P:595</u></p>	<p>E-RECORDING</p>



**STATE OF TEXAS
COUNTY OF KAUFMAN**

I hereby certify that this instrument was filed on the date and time stamped hereon by me and was duly recorded in the Official Public Records of Kaufman County, Texas.

Laura A. Hughes

Laura Hughes, County Clerk

Recorded By: Ashley Kirby, Deputy

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.

Record and Return To:

HENRY ODDO AUSTIN AND FLETCHER
1717 MAIN ST, STE. 4600
DALLAS, TT 75201



AFTER RECORDING, PLEASE RETURN TO:

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

**FIRST SUPPLEMENTAL CERTIFICATE AND MEMORANDUM OF
RECORDING OF DEDICATORY INSTRUMENTS
FOR
TRINITY CROSSING RESIDENTIAL COMMUNITY, INC.**

STATE OF TEXAS §
 §
COUNTY OF KAUFMAN §

The undersigned, as attorney for Trinity Crossing Residential Community, Inc., 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 instrument affecting the owners of property described in the Declaration of Covenants, Conditions and Restrictions for Trinity Crossing, recorded on January 22, 2019, and recorded as Instrument No. 2019-0001629, in the Official Public Records of Kaufman County, Texas, including any amendments and supplements thereto ("*Property*"), hereby states that the dedicatory instrument attached hereto is a true and correct copy of the following:

- ***Pool Rules (Exhibit A).***

All persons or entities holding an interest in and to any portion of the Property are subject to the foregoing dedicatory instrument until amended. The attached dedicatory instrument replaces and supersedes 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, Trinity Crossing Residential Community, Inc., has caused this First Supplemental Certificate and Memorandum of Recording of Dedicatory Instruments to be recorded in the Official Public Records of Kaufman County, Texas; and serves to supplement that Certain Certificate and Memorandum of Recording of Dedicatory Instruments filed on June 30, 2022, and recorded as Instrument No.2022-0024782, in the Official Public Records of Kaufman County, Texas.

TRINITY CROSSING RESIDENTIAL
COMMUNITY, INC.,
a Texas nonprofit corporation

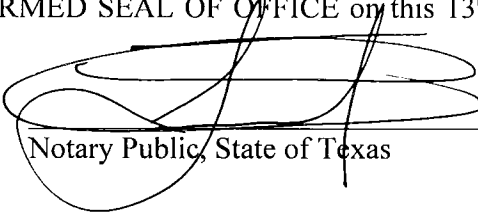


By: _____
Its: Attorney

STATE OF TEXAS §
 §
COUNTY OF DALLAS §

BEFORE ME, the undersigned Notary Public, on this day personally appeared Vinay B. Patel, attorney for Trinity Crossing Residential Community, Inc., 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 13th day of June, 2023.



Notary Public, State of Texas

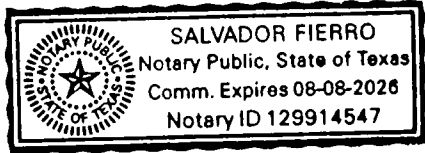


Exhibit A



Pool Rules

Hours of Operation: 10:00 AM to 8:00 PM

The use of the community pool center is exclusively for residents in good standing of the Trinity Crossing Community Association and their guests.

All Annual Assessments must be paid in full prior to use of the pool

- ❖ **WARNING!! NO LIFEGUARD ON DUTY**
- ❖ A Trinity Crossing pool fob is required to enter the pool, climbing over the fence or gate is prohibited, Trespassers will be prosecuted – DO NOT ENTER WHEN POOL AREA IS CLOSED
- ❖ Only residents of Trinity Crossing and their guests are permitted in the pool area. Only two (2) guests per household.
- ❖ Always keep gate completely closed, Do NOT open the gate for anyone, or prop it open
- ❖ **NO FOOD OR DRINKS** allowed inside the pool
- ❖ Persons with contagious diseases, diarrhea, skin abrasions or open infected sores, lesions or wounds will not be allowed in the pool
- ❖ Proper swim attire required, no jeans, cut-offs, street clothes or loose clothing allowed for safety reasons, babies / toddlers **MUST** wear swim diapers
- ❖ Use of floatation devices, rafts or toys must not interfere with other swimmers' use of the pool
- ❖ Children 16 and under must be always accompanied by an adult over the age of 18
- ❖ **NO profanity. NO loud music. NO glass containers. NO smoking. NO alcohol. NO drugs**
- ❖ **NO DIVING, PUSHING, RUNNING OR HORSE PLAY**
- ❖ No pets allowed in the pool area unless it is a service animal
- ❖ No skateboards, bikes, scooters, or rollerblades inside the pool
- ❖ Music must be kept at a non-offensive level- Be considerate of other guests
- ❖ Management is authorized to expel any person(s) due to disruptive behavior, being underage or lack of an adult member present
- ❖ Pick up all trash / belongings when departing pool area for the day- We are not responsible for damaged, lost, or stolen items
- ❖ **IN CASE OF EMERGENCY CALL 911- An emergency phone is located on the front entry of the gate**

It is the responsibility of each resident to see that these rules are enforced to maintain a safe pool area for the use of all guests. The Board of Directors has the obligation and right to suspend the membership and pool privileges of any member who abuses their privilege or creates a safety hazard.

Please use the pool at your own risk, we are NOT responsible for accidents or injuries. Report any unsafe conditions or violations to pool monitor or management. If you have any questions, please contact your community manager, Bawana Strickland at Bawana@legacysouthwestpm.com or 214-705-1615, Option 6.