

AFTER RECORDING, PLEASE RETURN TO:

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

ELECTRONICALLY RECORDED 201900072065  
03/22/2019 04:42:46 PM DEDICATION 1/10

**NINETEENTH SUPPLEMENTAL  
CERTIFICATE AND MEMORANDUM  
OF RECORDING OF DEDICATORY INSTRUMENTS FOR  
WATERVIEW COMMUNITY ASSOCIATION, INC.**

STATE OF TEXAS           §  
  §  
COUNTY OF DALLAS       §

The undersigned, as attorney for the WaterView Community 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 within the WaterView Community in Rowlett, Texas, as set forth on Exhibit "B" attached hereto, hereby states that the dedicatory instrument attached hereto is a true and correct copy of the following:

- ***WaterView Homeowners Association, Inc. - Swim Park Rules 2018*** (Exhibit "A").

All persons or entities holding an interest in and to any portion of property within the WaterView community are subject to the foregoing dedicatory instruments.

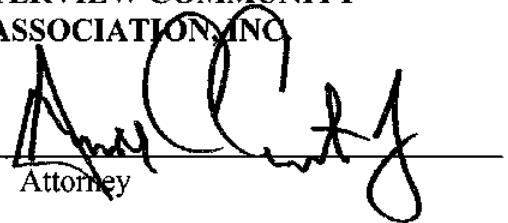
IN WITNESS WHEREOF, the WaterView Community Association, Inc. has caused this Nineteenth Supplemental Certificate and Memorandum of Recording of Dedicatory Instruments to be filed with the Office of the Dallas County Clerk, serves to supplement, only to the extent necessary, that certain Certificate and Memorandum of Recording of Association Documents for

Waterview Community Association, Inc. filed on December 3, 2008, as Instrument No. 20080378811 in the Official Public Records of Dallas County, Texas (the "Certificate"); that certain First Supplemental Certificate and Memorandum of Recording of Association Documents for Waterview Community Association, Inc. filed on June 3, 2009, as Instrument No. 200900157922 in the Official Public Records of Dallas County, Texas the (the "First Supplement"); that certain Second Supplemental Certificate and Memorandum of Recording of Dedicatory Instruments for Waterview Community Association, Inc. filed on December 22, 2011, as Instrument No. 20110033233 in the Official Public Records of Dallas County, Texas (the "Second Supplement"); that certain Third Supplemental Certificate and Memorandum of Recording of Dedicatory Instruments for Waterview Community Association, Inc. filed on January 23, 2012, as Instrument No. 201200018756 in the Official Public Records of Dallas County, Texas (the "Third Supplement"); that certain Fourth Supplemental Certificate and Memorandum of Recording of Dedicatory Instruments for Waterview Community Association, Inc. filed on March 21, 2012, as Instrument No. 201200080506 in the Official Public Records of Dallas County, Texas (the "Fourth Supplement"); that certain Fifth Supplemental Certificate and Memorandum of Recording of Dedicatory Instruments for Waterview Community Association, Inc., filed on February 5, 2013, as Instrument No. 201300035417 in the Official Public Records of Dallas County, Texas (the "Fifth Supplement"); that certain Sixth Supplemental Certificate and Memorandum of Recording of Dedicatory Instruments for Waterview Community Association, Inc., filed on April 3, 2013, as Instrument No. 201300102013 in the Official Public Records of Dallas County, Texas (the "Sixth Supplement"); that certain Seventh Supplemental Certificate and Memorandum of Recording of Dedicatory Instruments for Waterview Community Association, Inc., filed on April 29, 2013, as Instrument No. 201300131858 in the Official Public Records of Dallas County, Texas (the "Seventh Supplement");

that certain Eighth Supplemental Certificate and Memorandum of Recording of Dedicatory Instruments for Waterview Community Association, Inc., filed on October 1, 2013, as Instrument No. 201300310918 in the Official Public Records of Dallas County, Texas (the "*Eighth Supplement*"); that certain Ninth Supplemental Certificate and Memorandum of Recording of Dedicatory Instruments for Waterview Community Association, Inc., filed on November 18, 2013, as Instrument No. 201300355719 in the Official Public Records of Dallas County, Texas (the "*Ninth Supplement*"); that certain Tenth Supplemental Certificate and Memorandum of Recording of Dedicatory Instruments for Waterview Community Association, Inc., filed on April 22, 2014, as Instrument No. 201400092825 in the Official Public Records of Dallas County, Texas (the "*Tenth Supplement*"); that certain Eleventh Supplemental Certificate and Memorandum of Recording of Dedicatory Instruments for Waterview Community Association, Inc., filed on May 12, 2014, as Instrument No. 201400116084 in the Official Public Records of Dallas County, Texas (the "*Eleventh Supplement*"); that certain Twelfth Supplemental Certificate and Memorandum of Recording of Dedicatory Instruments for Waterview Community Association, Inc., filed on November 18, 2014, as Instrument No. 201400295066 in the Official Public Records of Dallas County, Texas (the "*Twelfth Supplement*"); and that certain Thirteenth Supplemental Certificate and Memorandum of Recording of Dedicatory Instruments for Waterview Community Association, Inc., filed on August 25, 2015, as Instrument No. 201500227319 in the Official Public Records of Dallas County, Texas (the "*Thirteenth Supplement*"); that certain Fourteenth Supplemental Certificate and Memorandum of Recording of Dedicatory Instruments for Waterview Community Association, Inc., filed on November 17, 2015, as Instrument No. 201500306486 in the Official Public Records of Dallas County, Texas (the "*Fourteenth Supplement*"); that certain Fifteenth Supplemental Certificate and Memorandum of Recording of Dedicatory Instruments for Waterview Community Association, Inc.,

filed on March 8, 2016, as Instrument No. 201600061784 in the Official Public Records of Dallas County, Texas (the "Fifteenth Supplement"); that certain Sixteenth Supplemental Certificate and Memorandum of Recording of Dedicatory Instruments for Waterview Community Association, Inc., filed on July 7, 2016, as Instrument No. 201600183505 in the Official Public Records of Dallas County, Texas (the "Sixteenth Supplement"); that certain Seventeenth Supplemental Certificate and Memorandum of Recording of Dedicatory Instruments for Waterview Community Association, Inc., filed on August 8, 2016, as Instrument No. 201600217196 in the Official Public Records of Dallas County, Texas (the "Seventeenth Supplement"); and that certain Eighteenth Supplemental Certificate and Memorandum of Recording of Dedicatory Instruments for Waterview Community Association, Inc., filed on November 3, 2017, as Instrument No. 201700310908 in the Official Public Records of Dallas County, Texas (the "Eighteenth Supplement"). The dedicatory instrument attached hereto serves to replace, in its entirety, the dedicatory instrument filed with the Sixteenth Supplement.

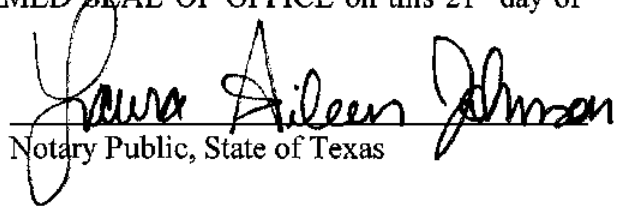
WATERVIEW COMMUNITY  
ASSOCIATION, INC

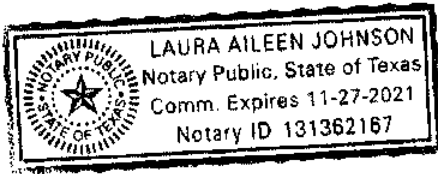
By:   
Its: Attorney

STATE OF TEXAS           §  
  §  
COUNTY OF DALLAS       §

BEFORE ME, the undersigned Notary Public, on this day personally appeared Judd A. Austin, Jr., attorney for the WaterView Community 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 21<sup>st</sup> day of March, 2019.

  
Notary Public, State of Texas



## EXHIBIT A

# WATERVIEW SWIM PARK RULES

POOL IS FOR THE PRIVATE USE OF THE COMMUNITY  
ASSOCIATION MEMBERS & THEIR GUESTS.

1. WATERVIEW COMMUNITY ASSOCIATION, INC. ("HOA") ASSUMES NO RESPONSIBILITY FOR ACCIDENT OR INJURY TO ASSOCIATION MEMBERS OR THEIR GUESTS.
2. ALL ASSOCIATION MEMBERS MUST REGISTER WITH THE HOA TO RECEIVE ACCESS INTO THE SWIM PARK.
3. BABYSITTER/NANNY/HOUSE SITTER MUST PRESENT A VALID TEMPORARY WATERVIEW SWIM PASS ISSUED BY THE HOA ALONG WITH A CURRENT PICTURE ID FOR ENTRANCE INTO THE SWIM PARK.
4. THE REGISTERED MEMBER IS RESPONSIBLE FOR THEIR GUEST(S) AND MUST REMAIN AT THE SWIM PARK WITH THEM AT ALL TIMES. FOR PURPOSES OF THIS RULE, THE TERM "GUESTS" DOES NOT INCLUDE A BABYSITTER, NANNY, OR HOUSE SITTER.
5. PROPER SWIM ATTIRE IS REQUIRED. PROHIBITED ATTIRE INCLUDES BUT IS NOT LIMITED TO: THONGS, BOTTOMS AND/OR TOPS THAT DON'T FULLY COVER, JEANS/CUTOFFS, COTTON T-SHIRTS, ATHLETIC SHORTS, ETC.
6. REGISTERED ASSOCIATION MEMBERS MUST BE 16 YEARS OF AGE WITH PARENTAL CONSENT OR OLDER TO BRING A GUEST INTO THE SWIM PARK.
7. CHILDREN TEN AND UNDER MUST BE ACCOMPANIED BY A REGISTERED ASSOCIATION MEMBER 16 YEARS OF AGE WITH PARENTAL CONSENT OR OLDER OR A BABYSITTER/NANNY/HOUSE SITTER.
8. CHILDREN SIX AND UNDER MUST BE ACCOMPANIED IN THE WATER BY AN ADULT.
9. CHILDREN SIX AND UNDER MUST BE ACCOMPANIED TO THE RESTROOMS BY AN ADULT.
10. ANYONE NEEDING DIAPERS MUST WEAR A SWIM DIAPER (NO REGULAR DISPOSABLE OR CLOTH ALLOWED). CHANGING OF DIAPERS IS NOT ALLOWED IN THE POOL AREA.
11. NO DIVING, HORSEPLAY, WRESTLING OR DUNKING IS ALLOWED.
12. TOYS/FLOATING DEVICES MAY BE USED AT THE DISCRETION OF THE LIFEGUARDS. NO LARGE WATER GUNS ALLOWED.
13. SPITTING, SPOUTING OR NOSE BLOWING IN THE POOL IS STRICTLY PROHIBITED.
14. FOUL OR ABUSIVE LANGUAGE WILL NOT BE PERMITTED.
15. NO RUNNING
16. NO PETS ALLOWED WITH THE EXCEPTION OF GUIDE DOGS. GUIDE DOGS ARE ALLOWED ON DECK, BUT NOT IN THE WATER.
17. NO GLASS ITEMS, CHEWING GUM, OR ALCOHOL ARE PERMITTED ANYWHERE IN THE FACILITY. SMOKING (INCLUDING, WITHOUT LIMITATION, VAPOR CIGARETTES AND ELECTRONIC CIGARETTES) WILL NOT BE PERMITTED. THE USE OF SMOKELESS TOBACCO IS PROHIBITED.
18. COOLERS AND/OR CONTAINERS ARE SUBJECT TO INSPECTION.
19. LOUD MUSIC, DETERMINED IN THE REASONABLE DISCRETION OF LIFEGUARD COMPANY PERSONNEL TO BE DISTRACTING IN THE PERFORMANCE OF THEIR DUTIES, IS PROHIBITED.
20. INDIVIDUALS UNDER THE INFLUENCE OF ALCOHOL OR DRUGS SHALL NOT BE ALLOWED INTO THE SWIM PARK.
21. PLEASE SHOWER BEFORE ENTERING POOL. PERSONS WITH OPEN CUTS, SORES, BANDAGES, COLDS, COUGHS, INFECTED EYES OR HAVE DIARRHEA OR HAVE HAD IT WITHIN THE LAST TWO WEEKS ARE NOT PERMITTED IN THE POOL.
22. NO ONE SHALL ENGAGE THE LIFEGUARD(S) IN UNNECESSARY CONVERSATION.
23. WATERVIEW IS NOT RESPONSIBLE FOR ANY PERSONAL PROPERTY LEFT AT THE POOL AREA.
24. OUR GOAL IS TO PROVIDE A FAMILY, FRIENDLY ENVIRONMENT; THEREFORE, PROFANITY, VULGAR REMARKS, DISRESPECTFUL COMMENTS OR PUBLIC DISPLAYS OF AFFECTION WHICH LIFEGUARD COMPANY PERSONNEL DEEM EXCESSIVE WILL RESULT IN EXPULSION FROM THE FACILITY.

EMERGENCY TELEPHONE LOCATED IN PAVILION.  
IN CASE OF EMERGENCY, DIAL: 911

**WARNING! AT CERTAIN TIMES NO LIFEGUARD IS ON DUTY.**

VIOLATIONS OF POOL RULES MAY RESULT  
IN SUSPENSION OF POOL PRIVILEGES OR  
IMMEDIATE REMOVAL FROM THE SWIM PARK.

## EXHIBIT B

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

- (a) All real property subject to the Declaration of Covenants, Conditions and Restrictions for The WaterView Community, executed by Snapdragon Properties Associates, L.P., as Declarant, recorded on July 7, 1998, in Volume 98131, Page 00453, *et seq.*, in the Real Property Records of Dallas County, Texas, and any other applicable refilings or replatings thereof or amendments, corrections or supplements thereto; and
- (b) All lots and tracts of land situated in **WaterView, PHASE ONE, an addition to the City of Rowlett, Dallas County, Texas, according to the Map or Plat thereof recorded in Volume 98203, Page 10, Map Records, Dallas County, Texas; and**
- (c) All lots and tracts of land situated in **WaterView, PHASE TWO, an addition to the City of Rowlett, Dallas County, Texas, according to the Map or Plat thereof recorded in Volume 98203, Page 9, Map Records, Dallas County, Texas; and**
- (d) All lots and tracts of land situated in **WaterView, PHASE THREE, an addition to the City of Rowlett, Dallas County, Texas, according to the Map or Plat thereof recorded in Volume 98203, Page 8, Map Records, Dallas County, Texas; and**
- (e) All lots and tracts of land situated in **WaterView, PHASE 4A, an addition to the City of Rowlett, Dallas County, Texas, according to the Map or Plat thereof recorded in Volume 99083, Page 88, Map Records, Dallas County, Texas; and**
- (f) All lots and tracts of land situated in **WaterView, PHASE 4B, an addition to the City of Rowlett, Dallas County, Texas, according to the Map or Plat thereof recorded in Volume 99137, Page 723, Map Records, Dallas County, Texas; and**
- (g) All lots and tracts of land situated in **WaterView, PHASE 5A, an addition to the City of Rowlett, Dallas County, Texas, according to the Map or Plat thereof recorded in Volume 99191, Page 423, together with a replat thereof recorded in Volume 2000097, Page 908, Map Records, Dallas County, Texas; and**
- (h) All lots and tracts of land situated in **WaterView, PHASE 5B, an addition to the City of Rowlett, Dallas County, Texas, according to the Map or Plat thereof recorded in Volume 2000151, Page 2744, Map Records, Dallas County, Texas; and**

- (i) All lots and tracts of land situated in **WaterView, PHASE 5C, an addition to the City of Rowlett, Dallas County, Texas, according to the Map or Plat thereof recorded in Volume 2001129, Page 01092, Map Records, Dallas County, Texas; and**
- (j) All lots and tracts of land situated in **WaterView, PHASE 5D, an addition to the City of Rowlett, Dallas County, Texas, according to the Map or Plat thereof recorded in Volume 2000093, Page 03565, Map Records, Dallas County, Texas; and**
- (k) All lots and tracts of land situated in **WaterView, PHASE 6A, an addition to the City of Rowlett, Dallas County, Texas, according to the Map or Plat thereof recorded in Volume 2000151, Page 2738, Map Records, Dallas County, Texas; and**
- (l) All lots and tracts of land situated in **WaterView, PHASE 6B, an addition to the City of Rowlett, Dallas County, Texas, according to the Map or Plat thereof recorded in Volume 2000151, Page 2741, Map Records, Dallas County, Texas; and**
- (m) All lots and tracts of land situated in **WaterView, PHASE 6C, an addition to the City of Rowlett, Dallas County, Texas, according to the Map or Plat thereof recorded in Volume 2002040, Page 00011, Map Records, Dallas County, Texas; and**
- (n) All lots and tracts of land situated in **WaterView, PHASE 7, an addition to the City of Rowlett, Dallas County, Texas, according to the Map or Plat thereof recorded in Volume 2001001, Page 143, Map Records, Dallas County, Texas; and**
- (o) All lots and tracts of land situated in **WaterView, PHASE 8A, an addition to the City of Rowlett, Dallas County, Texas, according to the Map or Plat thereof recorded in Volume 2001058, Page 00111, Map Records, Dallas County, Texas; and**
- (p) All lots and tracts of land situated in **WaterView, PHASE 8B, an addition to the City of Rowlett, Dallas County, Texas, according to the Map or Plat thereof recorded in Volume 2002229, Page 102, Map Records, Dallas County, Texas; and**
- (q) All lots and tracts of land situated in **WaterView, PHASE 8C, an addition to the City of Rowlett, Dallas County, Texas, according to the Map or Plat thereof recorded in Volume 2003102, Page 68, Map Records, Dallas County, Texas; and**



- (r) All lots and tracts of land situated in **WaterView, PHASE 9, an addition to the City of Rowlett, Dallas County, Texas, according to the Map or Plat thereof recorded in Volume 2004019, Page 89, Map Records, Dallas County, Texas; and**
- (s) All lots and tracts of land situated in **WaterView, PHASE 10, an addition to the City of Rowlett, Dallas County, Texas, according to the Map or Plat thereof recorded in Volume 2001076, Page 02955, Map Records, Dallas County, Texas; and**
- (t) All lots and tracts of land situated in **WaterView, PHASE 11A, an addition to the City of Rowlett, Dallas County, Texas, according to the Map or Plat thereof recorded in Volume 2001076, Page 02961, Map Records, Dallas County, Texas; and**
- (u) All lots and tracts of land situated in **WaterView, PHASE 11B, an addition to the City of Rowlett, Dallas County, Texas, according to the Map or Plat thereof recorded in Volume 2001058, Page 00114, Map Records, Dallas County, Texas; and**
- (v) All lots and tracts of land situated in **WaterView, PHASE 12, an addition to the City of Rowlett, Dallas County, Texas, according to the Map or Plat thereof recorded in Volume 2001076, Page 02959, Map Records, Dallas County, Texas; and**
- (w) All lots and tracts of land situated in **WaterView, PHASE 13, an addition to the City of Rowlett, Dallas County, Texas, according to the Map or Plat thereof recorded in Volume 2002229, Page 104, Map Records, Dallas County, Texas; and**
- (x) All lots and tracts of land situated in **WaterView, PHASE 14, an addition to the City of Rowlett, Dallas County, Texas, according to the Map or Plat thereof recorded in Volume 2004221, Page 208, Map Records, Dallas County, Texas; and**
- (y) All lots and tracts of land situated in **Villas at WaterView, PHASE 1, an addition to the City of Rowlett, Dallas County, Texas, according to the Map or Plat thereof recorded in Volume 98158, Page 00608, Map Records, Dallas County, Texas; and**
- (z) All lots and tracts of land situated in **Villas at WaterView, PHASE 2, an addition to the City of Rowlett, Dallas County, Texas, according to the Map or Plat thereof recorded in Volume 98158, Page 00609, Map Records, Dallas County, Texas; and**

- (aa) All lots and tracts of land situated in **Villas at WaterView, PHASE 3, an addition to the City of Rowlett, Dallas County, Texas, according to the Map or Plat thereof recorded in Volume 98158, Page 00612, Map Records, Dallas County, Texas.**

**Filed and Recorded  
Official Public Records  
John F. Warren, County Clerk  
Dallas County, TEXAS  
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\$62.00  
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