

AFTER RECORDING, PLEASE RETURN TO:

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

**TWENTY-SECOND 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 instruments 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 instruments attached hereto are true and correct copies of the following:

- ***Tennis Court Rules for Broadmoor [Phases 6A, 6B, and 6C]*** (Exhibit "A-1"); and
- ***Tennis Court Rules for WaterView*** (Exhibit "A-2");

Except as provided above, 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 Twenty-Second 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, those certain dedicatory instruments recorded in the Official Public Records of Dallas County, Texas, to wit: (i) as Instrument No. 20080378811; (ii) as Instrument No. 200900157922; (iii) as Instrument No. 20110 0333233; (iv) as Instrument No. 201200018756; (v) as Instrument No. 201200080506; (vi) as Instrument No. 201300035417; (vii) as Instrument No. 201300102013; (viii) as Instrument No. 201300131858; (ix) as Instrument No. 201300310918; (x) as Instrument No. 201300355719; (xi) as Instrument No. 201400092825; (xii) as Instrument No. 201400116084; (xiii) as Instrument No. 201400295066; (xiv) as Instrument No. 201500227319; (xv) as Instrument No. 201500306486; (xvi) as Instrument No. 201600061784; (xvii) as Instrument No. 201600183505; (xviii) as Instrument No. 201600217196; (xix) as Instrument No. 201700310908; (xx) as Instrument No. 201900072065; (xxi) as Instrument No. 202000147428; and (xxii) as Instrument No. 202000335071. The dedicatory instruments attached hereto shall serve to replace any dedicatory instruments filed by the WaterView Community Association, Inc. addressing the same subject matter.

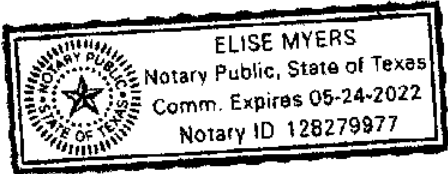
**WATERVIEW COMMUNITY  
ASSOCIATION, INC.**

By  \_\_\_\_\_  
Judd A. Austin, Jr.

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 28<sup>th</sup> day of May, 2021.



*Elise Myers*  
\_\_\_\_\_  
Notary Public, State of Texas



## W A T E R V I E W

# TENNIS COURT RULES

1. PRIVATE PROPERTY - FOR USE BY BROADMOOR RESIDENTS AND THEIR GUESTS ONLY
2. COURT MAY ONLY BE USED BETWEEN 8:00 AM – DUSK.
3. COURT ARE AVAILABE ON A FIRST COME FIRST SERVE BASIS.
4. PLEASE LIMIT COURT PLAY TO 1 HOUR.
5. SHIRTS ARE REQUIRED AND MUST BE WORN AT ALL TIMES.
6. TENNIS SHOES REQUIRED (NO HARD SOLE SHOES).
7. ABSOLUTELY NO GLASS CONTAINERS ARE ALLOWED.
8. THE ONLY PERMITTED USE OF THESE COURTS IS THE GAME OF TENNIS AND PICKLEBALL. ALL OTHER USES, WITHOUT EXCEPTION, ARE STRICTLY PROHIBITED.

**EXHIBIT A-1**



## W A T E R B U R Y

# TENNIS COURT RULES

1. PRIVATE PROPERTY - FOR USE BY MEMBERS AND GUESTS OF MEMBERS ONLY.
2. COURTS MAY ONLY BE USED BETWEEN 8:00 AM – 10:00 PM.
3. COURTS ARE AVAILABLE ON A FIRST COME FIRST SERVE BASIS.
4. PLEASE LIMIT COURT PLAY TO 1 HOUR.
5. SHIRTS ARE REQUIRED AND MUST BE WORN AT ALL TIMES.
6. TENNIS SHOES REQUIRED (NO HARD SOLE SHOES).
7. ABSOLUTELY NO GLASS CONTAINERS ARE ALLOWED.
8. THE ONLY PERMITTED USE OF THESE COURTS IS THE GAME OF TENNIS AND PICKLEBALL. ALL OTHER USES, WITHOUT EXCEPTION, ARE STRICTLY PROHIBITED.

## 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.**

**Dallas County  
John F. Warren  
Dallas County Clerk**

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**Instrument Number:** 202100161630

eRecording - Real Property

**Recorded On:** June 02, 2021 08:40 AM

**Number of Pages:** 10

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**" Examined and Charged as Follows: "**

Total Recording: \$58.00

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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.

**File Information:**

**Document Number:** 202100161630  
**Receipt Number:** 20210601000574  
**Recorded Date/Time:** June 02, 2021 08:40 AM  
**User:** Jerome M  
**Station:** CC63

**Record and Return To:**

Simplifile



**STATE OF TEXAS  
COUNTY OF DALLAS**

**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 Dallas County, Texas.**

John F. Warren  
Dallas County Clerk  
Dallas County, TX