AFTER RECORDING, PLEASE RETURN TO:

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

SECOND SUPPLEMENTAL CERTIFICATE AND MEMORANDUM OF RECORDING OF DEDICATORY INSTRUMENTS FOR ABBEY MOOR OF TROPHY CLUB HOMEOWNERS' ASSOCIATION, INC.

STATE OF TEXAS §

COUNTY OF DENTON §

The undersigned, as attorney for Abbey Moor of Trophy Club 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 instrument affecting the owners of property described on Exhibit B attached hereto, hereby states that the dedicatory instrument attached hereto is a true and correct copy of the following:

• Resolution of the Board of Directors of Abbey Moor of Trophy Club Homeowners' Association, Inc. Regarding Ethical Conduct of Boards of Directors, Officers, and Committee Members (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, Abbey Moor of Trophy Club Homeowners' Association, Inc. has caused this Second Supplemental Certificate and Memorandum of Recording of Dedicatory Instruments to be filed with the office of the Denton County Clerk and serves to supplement that

certain instrument recorded as Instrument No. 2011-121454 in the Official Public Records of the Denton County Clerk; and that instrument recorded as Instrument No. 2016-149595 in the Official Public Records of the Denton County Clerk.

> ABBEY MOOR OF TROPHY CLUB SOCIATION, INC.

By:

Its:

STATE OF TEXAS

§ § §

COUNTY OF DALLAS

BEFORE ME, the undersigned Notary Public, on this day personally appeared Vinay B. Patel, attorney for Abbey Moor of Trophy Club 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 13th day of

Notary Public, State of Te

January, 2017.

ELISE MYERS Notary Public, State of Texas Comm. Expires 05-24-2018 Notary ID 12827997-7

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EXHIBIT A

STATE OF TEXAS §
COUNTY OF DENTON §

POLICY RESOLUTION OF THE BOARD OF DIRECTORS OF ABBEY MOOR OF TROPHY CLUB HOMEOWNERS' ASSOCIATION, INC. REGARDING ETHICAL CONDUCT OF BOARDS OF DIRECTORS, OFFICERS, AND COMMITTEE MEMBERS

WHEREAS, the Board of Directors of Abbey Moor of Trophy Club Homeowners' Association, Inc. (the "Association") has the authority and responsibility of making decisions within the Abbey Moor of Trophy Club Community that impact the members of the Association; and

WHEREAS, the Association is governed by a Board of Directors (the "Board") consisting of residents of the Abbey Moor of Trophy Club Community who are elected and/or appointed to serve in such position on a volunteer, non-paid basis; and

WHEREAS, the Board is responsible for appointing their officers and committees and persons to serve as members of committees; and

WHEREAS, the Board and their officers and committee members have the duties and responsibilities for setting policies and standards, reviewing confidential and personal information of its member-owners, making decisions and engaging in conduct that fosters the best interests of the members of the Association and the Abbey Moor of Trophy Club Community; and

WHEREAS, the Board wishes to set forth certain rules of conduct, standards of behavior and ethical considerations regarding the conduct, activities and actions of their directors, officers and committee members on behalf and for the benefit of the Association and its members.

NOW THEREFORE, BE IT RESOLVED, that the Board does hereby adopt the following rules of conduct, standards of behavior, and ethical considerations regarding the conduct, activities and actions of their officers, directors and committee members on behalf and for the benefit of the Association and its members.

On matters impacting the Abbey Moor of Trophy Club as a community, the President of
the Board shall be the official spokesperson for the Association and the community. Such
communications by the President shall be approved by the Board. The President may
delegate certain communications to be delivered and distributed by the Association's
community manger.

- 2. The Board shall use its best efforts to reach decisions and take actions which are consistent with the protection of property values in Abbey Moor of Trophy Club and in the best interest of the members of the Association as a whole.
- 3. Officers and directors of the Board shall seek to phrase and communicate all such writings, publications and speeches in a professional and constructive manner.
- 4. Directors, officers and committee members of the Association shall refrain from (i) engaging in any writing, publication or speech making that includes content defaming or criticizing the Association or members of the Board, the Association's managing agent or any Abbey Moor of Trophy Club resident generally (collectively, the "Abbey Moor of Trophy Club Constituencies"); (ii) taking action, making decisions or seeking to influence other officers or directors to take actions or make decisions for the purpose of advancing their personal interests; (iii) implementing a contract or service agreement that has not been duly approved by the Board; (iv) divulging or communicating information of a confidential or personal nature to parties who are not authorized to receive or discuss such information; and (v) interfering with contractors or vendors while such contractor or vendor is implementing its contract for services on behalf of the Association.
- The Board and its directors, officers and committee members shall be courteous and respectful towards the Abbey Moor of Trophy Club Constituencies and shall maintain in confidence information obtained through participation in Board meetings or Association activities that may impact the Association or the personal lives of Abbey Moor of Trophy Club residents. It is understood and agreed that information discussed in Executive Session is considered confidential; communications from counsel for the Association are considered confidential, as are communications or information pertaining to delinquent accounts of individual members, enforcement actions against individual members, personnel decisions, and matters pertaining to litigation. Should any director, officer or committee member have a question as to whether any information or communication is considered confidential, such inquiry shall be presented to the Board for a decision. The Board shall have final authority in determining whether a matter is deemed confidential.
- Any director or officer of the Association who is under investigation for a felony offense or a crime involving moral turpitude shall request a leave of absence from the Board or other Association related committee on which he or she serves for the duration of the investigation.
- All Board members shall observe professional conduct and language at Board meetings. Derogatory comments concerning individuals within the Abbey Moor of Trophy Club Constituency shall not be deemed professional conduct and shall be prohibited as inconsistent with the best interests of the Abbey Moor of Trophy Club Community. It is understood that differences of opinion may occur and are in fact encouraged however, they should be expressed in a clear and concise business fashion with an understanding

the best interests of the Association and its members are the paramount consideration.

- 8. No volunteer shall use his or her position within the Association to enhance his or her personal financial status. Any volunteer whose pecuniary interest will be directly impacted by a decision of the Board shall fully disclose such potential conflict of interest and recues themselves from any matter requiring decision by the Board. Any officer or director who obtains information that may adversely impact or affect the Association or the Board has an obligation to promptly and fully disclose such information to the Board.
- 9. The rules of conduct, standards of behavior, and ethical considerations regarding confidential information gained through participation in Board meetings or Association activities by the Board and its directors, officers and committee members shall survive the term of office of each person otherwise bound by the Resolution, and such person shall continue to maintain confidentiality about such matters after expiration of a term, resignation, or other termination of service.
- 10. This Resolution shall be binding on the Board of the Association, the officers and directors and committee members of the Association and the managing agent. Each person serving on the Board, as an officer, or on a committee and the managing agent will be furnished a copy of this Resolution.

RESOLVED:	1	1
EFFECTIVE THIS DATE:	1/12/	2017

ABBEY MOOR OF TROPHY CLUB HOMEOWNERS' ASSOCIATION, INC.

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BY: Nirecthy

BY:

Dimot

3Y: /

Director

EXHIBIT B

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

All lots, tracts of land, and real property subject to the Declaration of Covenants, Conditions and Restrictions for Abbey Moor of Trophy Club, filed of record on May 6, 2011, under Denton County Clerk's Instrument No. 2011-41528 in the Official Public Records of Denton County, Texas, including any other amendments thereof or supplements thereto.

LEGAL DESCRIPTION OF THE LAND/LOTS

LEGAL DESCRIPTION 46.413 ACRES NH-8

BEING A 46.413 ACRE TRACT OF LAND SITUATED IN THE R. ALLEN SURVEY, ABSTRACT NO. 5, TOWN OF TROPHY CLUB, DENTON COUNTY, TEXAS, AND BEING PART OF A 608.207 ACRE TRACT OF LAND CONVEYED AS "TRACT D" TO 831 TROPHY, LP, BY DEED RECORDED IN COUNTY CLERK'S FILE NO. 2006-128658, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS, SAID 46.413 ACRE TRACT, WITH REFERENCE BEARING BEING GRID NORTH, TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE, NAD83 (CORS96, EPOCH DATE 2002), DETERMINED BY GPS OBSERVATIONS ON JULIAN DAY 213, 2006 CALCULATED FROM ARLINGTON RRP2 CORS ARP (PID-DF5387), SAGINAW TX CORS ARP (PID-DH7149) AND DENTON CORS ARP (PID-DF8986) AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A 5/8 INCH IRON ROD FOUND FOR AN INTERIOR ANGLE POINT ON THE EAST LINE OF SAID "TRACT D", SAID POINT BEING ON THE NORTH LINE OF BAST MARSHALL CREEK DRIVE (A VARIABLE WIDTH PRESCRIPTIVE RIGHT-OF-WAY);

THENCE, SOUTH 00 DEGREES 43 MINUTES 00 SECONDS EAST, ALONG AN EAST LINE OF SAID "TRACT D", A DISTANCE OF 19.81 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" SET FOR THE POINT OF BEGINNING, AND THE NORTHWEST CORNER OF A CALLED 3 ACRE TRACT OF LAND CONVEYED TO JACK HEMINGWAY, ET UX, BY DEED RECORDED IN VOLUME 538, PAGE 17, DEED RECORDS, DENTON COUNTY, TEXAS, SAID POINT BEING ON THE CENTERLINE OF SAID EAST MARSHALL CREEK DRIVE;

THENCE, SOUTH 00 DEGREES 42 MINUTES 58 SECONDS EAST, CONTINUING ALONG THE EAST LINE OF SAID "TRACT D" AND THE COMMON WEST LINE OF SAID 3 ACRE TRACT, A DISTANCE OF 573.60 FEET TO A CONCRETE MONUMENT FOUND FOR THE SOUTHWEST CORNER OF SAID 3 ACRE TRACT AND THE NORTHWEST CORNER OF A CALLED 240 ACRE TRACT CONVEYED AS "TRACT E-405" TO UNITED STATES OF AMERICA BY DEED RECORDED IN VOLUME 370, PAGE 208, DEED RECORDS, DENTON COUNTY, TEXAS

THENCE, SOUTH 00 DEGREES 23 MINUTES 38 SECONDS EAST, CONTINUING ALONG THE EAST LINE OF SAID "TRACT D" AND THE COMMON WEST LINE OF SAID "TRACT E-405", A DISTANCE OF 1126.08 FEET TO A CONCRETE MONUMENT FOUND FOR CORNER AT THE NORTH CORNER OF A CALLED 134.4 ACRE TRACT OF LAND CONVEYED AS "TRACT E-401A" TO THE UNITED STATES OF AMERICA, BY DEED RECORDED IN VOLUME 467, PAGE 12, DEED RECORDS, DENTON COUNTY, TEXAS;

THENCE, ALONG THE SOUTH LINE OF SAID "TRACT D" AND THE NORTH LINE OF SAID "TRACT E-401A", THE FOLLOWING COURSES AND DISTANCES:

SOUTH 48 DEGREES 35 MINUTES 57 SECONDS WEST, A DISTANCE OF 228.36 FEET TO A CONCRETE MONUMENT FOUND FOR CORNER;

SOUTH 33 DEGREES 59 MINUTES 03 SECONDS WEST, A DISTANCE OF 464.16 FEET TO A CONCRETE MONUMENT FOUND FOR CORNER;

SOUTH 09 DEGREES 27 MINUTES 28 SECONDS WEST, A DISTANCE OF 463.78 FEET TO A 5/8 INCH IRON ROD WITH A PLASTIC CAP STAMPED "CSC" FOUND FOR CORNER AND THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 80 DEGREES 30 MINUTES 35 SECONDS, A RADIUS OF 408.00 FEET, AND A LONG CHORD THAT BEARS NORTH 50 DEGREES 54 MINUTES 36 SECONDS WEST, A DISTANCE OF 527.29 FEET;

THENCE, OVER AND ACROSS SAID "TRACT D", THE FOLLOWING COURSES AND DISTANCES:

ALONG SAID NON-TANGENT CURVE TO THE RIGHT, AN ARC LENGTH OF 573.31 FEET TO A 5/8 INCH IRON ROD WITH A PLASTIC CAP STAMPED "CSC" FOUND FOR CORNER;

NORTH 10 DEGREES 39 MINUTES 19 SECONDS WEST, A DISTANCE OF 104.62 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" SET FOR CORNER;

NORTH 79 DEGREES 20 MINUTES 41 SECONDS EAST, A DISTANCE OF 45.00 PEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" SET FOR CORNER;

NORTH 10 DEGREES 39 MINUTES 19 SECONDS WEST, A DISTANCE OF 360.08 FEBT TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" SET FOR CORNER AND THE BEGINNING OF A TANGENT CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 28 DEGREES 48 MINUTES 51 SECONDS, A RADIUS OF 1880.93 FEET, AND A LONG CHORD THAT BEARS NORTH 25 DEGREES 03 MINUTES 44 SECONDS WEST, A DISTANCE OF 935.99 FEET;

ALONG SAID TANGENT CURVE TO THE LEFT, AN ARC LENGTH OF 945.92 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" SET FOR CORNER AND THE BEGINNING OF A COMPOUND CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 02 DEGREES 28 MINUTES 22 SECONDS, A RADIUS OF 1200.00 FEET AND A LONG CHORD THAT BEARS NORTH 40 DEGREES 42 MINUTES 20 SECONDS WEST, A DISTANCE OF 51.78 FEET;

ALONG SAID COMPOUND CURVE, AN ARC LENGTH OF 51.79 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" SET FOR CORNER:

NORTH 02 DEGREES 37 MINUTES 30 SECONDS EAST, A DISTANCE OF 42.22 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" SET FOR CORNER;

NORTH 47 DEGREES 54 MINUTES 37 SECONDS EAST, A DISTANCE OF 358.34 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CARTER. BURGESS" SET FOR CORNER AND THE BEGINNING OF A TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 04 DEGREES 36 MINUTES 45 SECONDS, A RADIUS OF 1980.02 FEET, AND A LONG CHORD THAT BEARS NORTH 50 DEGREES 12 MINUTES 59 SECONDS EAST, A DISTANCE OF 159.35 FEET;

ALONG SAID TANGENT CURVE TO THE RIGHT. AN ARC LENGTH OF 159.40 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" SET FOR CORNER:

NORTH 52 DEGREES 31 MINUTES 21 SECONDS EAST, A DISTANCE OF 855.96 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" SET FOR CORNER AND THE BEGINNING OF A TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 36 DEGREES 43 MINUTES 07 SECONDS, A RADIUS OF 500.00 FEET AND A LONG CHORD THAT BEARS NORTH 70 DEGREES 52 MINUTES 55 SECONDS EAST, A DISTANCE OF 314.97 FEET;

ALONG SAID TANGENT CURVE TO THE RIGHT, AN ARC LENGTH OF 320.43 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" SET FOR CORNER;

NORTH 89 DEGREES 14 MINUTES 29 SECONDS EAST, A DISTANCE OF 6.06 FEET TO THE POINT OF BEGINNING AND CONTAINING 49.994 ACRES OF LAND, MORE OR LESS.

SAVE & EXCEPT

ALL OF A 3,581 ACRE TRACT CONVEYED TO BECK PROPERTIES TROPHY CLUB, L.P., AS RECORDED IN COUNTY CLERK'S FILE NO. 93-R0087516, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS, SAID 3.581 ACRE TRACT BEING KNOWN AS "PAD SITE 4H" AND BEING MORE PARTICULARLY DESCRIBED AS "SAVE & EXCEPT" TRACT IN AFORESAID DEED TO 831-TROPHY, L.P., AS RECORDED IN COUNTY CLERK'S FILE NO. 2006-128658, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS, AND CONTAINING A NET ACREAGE OF 46.413 ACRES OF LAND.

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