

Denton County  
Juli Luke  
County Clerk

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Instrument Number: 23942

ERecordings-RP

MISCELLANEOUS

Recorded On: March 07, 2024 11:35 AM

Number of Pages: 39

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" Examined and Charged as Follows: "

Total Recording: \$177.00

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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: 23942  
Receipt Number: 20240307000261  
Recorded Date/Time: March 07, 2024 11:35 AM  
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Station: Station 24

**Record and Return To:**

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STATE OF TEXAS  
COUNTY OF DENTON

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 Denton County, Texas.

Juli Luke  
County Clerk  
Denton County, TX

**AFTER RECORDING, PLEASE RETURN TO:**

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

**SIXTH 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., 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 Abbey Moor of Trophy Club, recorded as Instrument No. 2011-41528 in the Official Public Records of Denton 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:

- ***ACC Desing Guidelines – First Amendment Applicable only to Lots 1-9, Block A, of the Cypress Estates at Trophy Club Addition (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**, Abbey Moor of Trophy Club Homeowners' Association, Inc. has caused this Sixth 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 Certificate and Memorandum, filed on December 20, 2011, recorded as Instrument No. 2011-121454, in the Official Public Records of the Denton County Clerk; that First Supplemental Certificate and Memorandum, filed on November 29, 2016, recorded as Instrument No. 2016-149595, in the Official Public Records of the Denton County Clerk; that Second Supplemental Certificate and Memorandum, filed on January 17, 2017, recorded as Instrument No. 2017-5242, in the Official Public Records of the Denton County Clerk; that Third Supplemental Certificate and Memorandum, filed on September 1, 2017, recorded as Instrument No. 2017-108989, in the Official Public Records of the Denton County Clerk; that Fourth Supplemental Certificate and Memorandum, filed on September 13, 2021, recorded as Instrument No. 2021-167755, in the Official Public Records of the Denton County Clerk; and that Fifth Supplemental Certificate and Memorandum, filed on December 4, 2023, recorded as Instrument No. 2023-128092, in the Official Public Records of the Denton County Clerk.

**ABBEY MOOR OF TROPHY CLUB  
HOMEOWNERS' ASSOCIATION, INC.,  
a Texas nonprofit corporation**

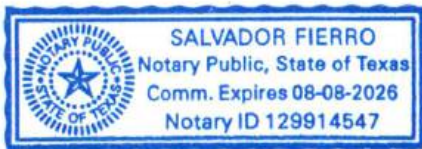


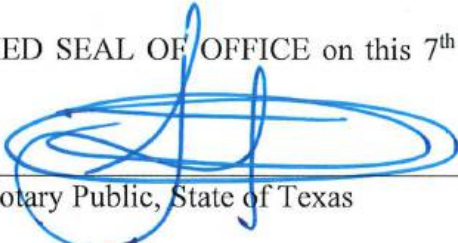
By: \_\_\_\_\_  
Its: Attorney

STATE OF TEXAS           §  
   §  
COUNTY OF DALLAS       §

BEFORE ME, the undersigned Notary Public, on this day personally appeared Vinay B. Patel, attorney for Abbey Moor of Trophy Club Homeowners' Association, 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 7<sup>th</sup> day of March, 2024.



  
\_\_\_\_\_  
Notary Public, State of Texas

# Exhibit A

# Abbey Moor

**ACC DESIGN GUIDELINES -  
FIRST AMENDMENT APPLICABLE  
ONLY TO LOTS 1 – 9, BLOCK A,  
OF THE CYPRESS ESTATES AT  
TROPHY CLUB ADDITION**

# Contents

### DESIGN GUIDELINES

*PURPOSE OF DESIGN GUIDELINES* \_\_\_\_\_ 1

*APPROVAL PROCESS* \_\_\_\_\_ 3

## **PURPOSE OF DESIGN GUIDELINES**

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### **1.1 ESTABLISHMENT OF COVENANTS, CONDITIONS AND RESTRICTION**

#### **(a) ACC PURPOSE**

The Design Guidelines have been established for the use by homeowners and third party builders in the community. Certain standards have been adopted for key elements aimed at ensuring that:

- An attractive, coordinated physical environment is maintained at all times;
- The continuity, overall quality, charm and attraction of Abbey Moor will be sustained for many years to come so that property values in Abbey Moor follow the steadily increasing trajectory of other communities in Denton County.

The following guidelines are not intended to limit the creativity of the architects or builders in their design or construction of homes. They are intended to provide a basis for design concepts, forms, and materials to create a comfortable living environment while fitting into the overall sense of community.

The property owner, including the builder, should be familiar with the requirements of the Design Guidelines, including amendments.

**Lots 1 – 9, Block A, of The Cypress Estates at Trophy Club addition shall be exempt from certain construction provisions set forth in Sections 3.4 and 3.5 and Exhibit B (Standard Mailbox Detail) of the Declaration of Covenants, Conditions and Restrictions for Abbey Moor of Trophy Club filed as Instrument No. 2011-41528 in the Official Public Records of Denton, Texas ("Declaration" or "DCCR").**

**The architectural design philosophy of The Cypress Estates at Trophy Club addition is intended to develop a look and feel of “timeless” architectural design. French Eclectic, English Tudor, Italian Renaissance, Spanish Eclectic, Tuscan Italianate, Colonial Revival, and Early Classical Revival will be the typical influences. Other architectural styles will be considered. All street front exteriors are subject to aesthetic determination by the architectural control committee ("ACC"). The ACC encourages architectural continuity through traditional architectural style and the use of complimentary materials. The ACC also encourages architectural diversity through**



variances of hips and gable roofs, roof pitch, building offsets, garage entrances, garage sizes, etc. While each home should complement adjacent structures, every home should have a unique identity through the use of detailing like cast stone, wrought iron, window treatments, dormers, turrets, flat work, tree placement, brick details, natural stone, combining brick and natural stone, gas lights, landscape illumination, etc. The ACC encourages the use of wood timbers, architectural structures, finials, decorative cornices, copper vents, decorative features, paint grip sheet metal, copper guttering and architectural details that individualize each residence. The general architectural design philosophy of The Cypress Estates at Trophy Club addition is attached hereto as Exhibit A.

## **APPROVAL PROCESS**

PER DCCR ARTICLE 3.3 (D): “THE ACC ... MAY AMEND OR MODIFY SUCH GUIDELINES OR STANDARDS FROM TIME TO TIME IN ITS SOLE DISCRETION. SUCH GUIDELINES OR STANDARDS SHALL SUPPLEMENT THIS DECLARATION AND BE GENERAL GUIDES TO PERMITTED CONSTRUCTION WITHIN THE PROPERTY, BUT SHALL NOT DIMINISH THE AUTHORITY OF THE ACC ... TO APPROVE PLANS AS OTHERWISE HEREIN PROVIDED.”

### **3.3 (d) DESIGN GUIDELINES/BUILDING STANDARDS**

- i. Abbey Moor is located within the Town of Trophy Club and is, therefore, subject to Trophy Club development ordinance. The Town of Trophy Club, and Denton County, or any other applicable governmental agency, should be contacted at the beginning of the building process to insure compliance with all applicable regulations. Compliance with all governmental regulation is the obligation of the builder. Builders within Abbey Moor are responsible for compliance with all applicable city, county, state and federal regulations.
- ii. All improvements or modifications to property are required to be submitted to the ACC for review and approval prior to the inception of any construction.
- iii. It is the applicant’s responsibility to ensure compliance with the latest revisions to these guidelines. A digital copy will be made available upon request to the ACC.

***[SIGNATURE PAGE TO FOLLOW]***

**IT IS RESOLVED** that these ACC Design Guidelines – First Amendment are effective when filed with the Office of the Denton County Clerk, and shall remain in force and effect until revoked, modified or amended by the Association.

Date: March 5<sup>th</sup>, 2024.

**ABBAY MOOR OF TROPHY CLUB  
HOMEOWNERS ASSOCIATION, INC.,**  
a Texas nonprofit corporation

By:   
Its: CHAIR - ACC,  
Chairperson - Architectural Control Committee

APPROVED AS TO SUBSTANCE:

By: \_\_\_\_\_  
Its: \_\_\_\_\_, President

Pg. 04

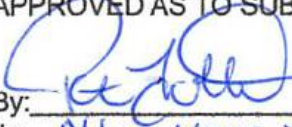
**IT IS RESOLVED** that these ACC Design Guidelines – First Amendment are effective when filed with the Office of the Denton County Clerk, and shall remain in force and effect until revoked, modified or amended by the Association.

Date: \_\_\_\_\_, 20\_\_\_\_.

**ABBEEY MOOR OF TROPHY CLUB  
HOMEOWNERS ASSOCIATION, INC.,**  
a Texas nonprofit corporation

By: \_\_\_\_\_  
Its: \_\_\_\_\_,  
Chairperson - Architectural Control Committee

APPROVED AS TO SUBSTANCE:

By:  (PETER TOLLER)  
Its: Abbey Moor "HOA", President

# Exhibit A

# Abbey Moore HOA

1/17/2024

# Agenda

- ▶ Coach Lights
- ▶ Garage Styles and Stain
- ▶ Exterior Finish
- ▶ Driveway
- ▶ Fence
  - ▶ Style & Stain Color
  - ▶ Perimeter and Homeowner Request

# Coach Lights





In HOA docs



97153BK  
Barrio  
1-Light, 100-W  
8"W, 15.5"H, Ext. 8"



97152Z  
Barrio  
1-Light, 100-W  
8"W, 15.5"H, Ext. 8"



9029 BK  
Kalamazoo™  
1-Light, 150W  
8.5"W, 17"H, Ext. 9.5"



In HOA docs



458410Z  
Tanzier  
1-Light, 100-W  
7.5"W x 13.5"H



45040 QZ  
Hillier™  
1-Light, 40W  
10"W, 14", 9", Ext. 10.25"



9246 BK  
2-Light, 12-W  
6"W, 15"H, Ext. 8.5"



9246AZ  
2-Light, 12-W  
6"W, 15"H, Ext. 8.5"



9246BA  
2-Light, 12-W  
6"W, 15"H, Ext. 8.5"

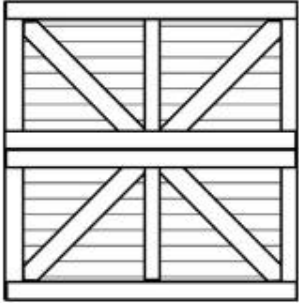

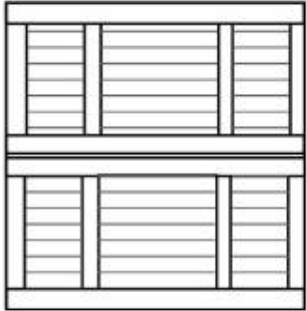








We are requesting to  
use one of our coach  
lighting selections



# Garage Style & Stain



			
APPLIED CEDAR WEATHERFORD OHD-13	APPLIED CEDAR LAREDO OHD-14	APPLIED CEDAR AUSTIN OHD-15	APPLIED CEDAR SAN MARCOS OHD-06
			
DESERT SAND	DARK MAHOGANY	DARK CLOUD	DARK OAK
			
			ESPRESSO

Requesting to use additional garage door style options

Requesting to use additional garage door stain colors



Style N/A - Desert Sand



Austin - Dark Cloud



Style N/A - Dark Oak



Style N/A - Dark Mahogany



Style N/A - Espresso



San Marcos - N/A



Laredo - Aspen Tan











# Exterior Finish



















Requesting approval of  
these current styles and  
colors





Driveway

## Driveway Finish

- Broom Finish
- Salt Finish



The background features a series of overlapping, semi-transparent green triangles and polygons in various shades, creating a dynamic, layered effect. The colors range from a bright lime green to a deep forest green. The shapes are arranged in a way that suggests a stylized landscape or a complex geometric pattern. The overall composition is clean and modern.

# Fence Stain Style & Color





Requesting approval to use our medium stain color







# Fence



- = Iron Fence
- = New Retaining wall and Fence
- = Homeowner Request

