

\*VG-342-2019-82810\*

Denton County  
Juli Luke  
County Clerk

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Instrument Number: 82810

Real Property Recordings

MISCELLANEOUS

Recorded On: July 12, 2019 08:35 AM

Number of Pages: 4

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" Examined and Charged as Follows: "

Total Recording: \$38.00

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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: 82810  
Receipt Number: 20190712000043  
Recorded Date/Time: July 12, 2019 08:35 AM  
User: Eric M  
Station: Station 6

**Record and Return To:**

SOUTHRIDGE ESTATES HOA INC  
PO BOX 668  
DENTON TX 76202



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

## SOUTHridge ESTATES HOMEOWNERS ASSOCIATION, INC. BASKETBALL GOAL POLICY

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THE STATE OF TEXAS

COUNTY OF DENTON

I, Billie Ann Kasper, President of Southridge Estates Homeowners Association, Inc. (the "Association"), do hereby certify that at a meeting of the Board of Directors of the Association (the "Board") duly called and held on the eighth day of July, 2019, with at least a quorum of the Board members being present and remaining throughout, and being duly authorized to transact business, the substantive terms of the following Basketball Goal Policy were duly approved by a majority vote of the members of the Board;

### **RECITALS:**

1. Article X, Section 24 of the declaration of covenants, conditions and restrictions for Southridge Estates, Denton, Texas states: "No storage building, greenhouse, play structure, basketball goal, treehouse, or children's playhouse (collectively "outbuilding") shall be permitted on any Lot in the Property without prior written approval of the New Construction Committee or the Modifications Committee, as the case may require. Outbuildings or other structures, temporary or permanent, other than the main residence or garage, shall be limited to seven feet (7') in height and shall be subject to approval by the New Construction Committee."
2. Article X, Section 24 of the declaration of covenants, conditions and restrictions for Southridge Estates, Denton, Texas further states: "All playground and recreational equipment pertaining to a Lot must be placed at the rear of such Lot."
3. The Board of Directors of the Association desires to adopt a Basketball Goal Policy consistent with this provision.

### **POLICY PROVISIONS:**

**Section 1. Purpose.** The purpose of the Basketball Goal Policy is to clarify the interpretation of Art. X, §24 of the restrictive covenants and to establish a set of guidelines for the temporary placement of portable basketball goals while in active use, consistent with the restrictive covenants and the guidelines of this policy.

**Section 2. Definitions.**

- 2.1 **Outbuilding** — As defined in the declaration of covenants, conditions and restrictions for Southridge Estates, Denton, Texas, any storage building, greenhouse, play structure, basketball goal, treehouse, or children's playhouse. As the restrictive covenants were written, both permanently installed and portable basketball goals are included.

2.2 **Playground and Recreational Equipment** — Any equipment designed for play, sport, camping or other leisure activity. This includes both permanent and portable basketball goals.

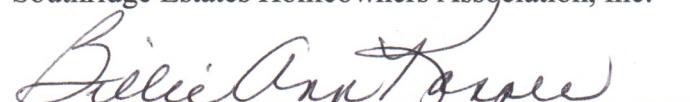
### **Section 3. Policy**

- 3.1. Standard basketball goals are ten (10) feet tall. Therefore, no standard basketball goals may ever be permanently installed on a Lot, regardless of location.
- 3.2. Portable basketball goals may be classified as playground or recreational equipment, are designed to be relocated when not in use, and can sometimes be set to heights less than ten feet. Therefore, portable standard basketball goals can be stored at the rear of the lot, at a height of less than seven feet. While in active use, a portable basketball goal may be temporarily placed at standard height, provided that it is returned to the back of the lot and stored at a height of seven feet or less when not in active use.
- 3.3. For purposes of compliance and enforcement, a portable basketball goal will be considered to not be in active use if no persons can be seen from the street moving a basketball within throwing distance of the portable basketball goal.

### **CERTIFICATION**

I hereby certify that I am the duly elected, qualified and acting President of the Association and that the substantive terms of the foregoing Basketball Goal Policy were approved by a majority vote of the Board of Directors as set forth above and now appears in the books and records of the Association, to be effective upon recording in the Official Public Records of Real Property of Denton County, Texas.

Southridge Estates Homeowners Association, Inc.



BY: Billie Ann Kasper

ITS: President

THE STATE OF TEXAS §

COUNTY OF DENTON §

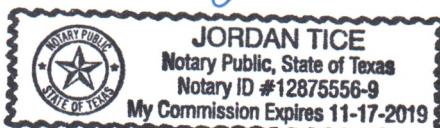
This instrument was acknowledged before me on the 11<sup>th</sup> day of July, 2019, by Billie Ann Kasper, a duly authorized agent of Southridge Estates Homeowners Association, Inc., a Texas non-profit corporation, who produced a Texas driver license as identification.



Notary Public, State of Texas

Notary seal

Notary ID# 12875556-9



AFTER RECORDING PLEASE RETURN TO:

Southridge Estates Homeowners Association,  
P.O. Box 668  
Denton, Texas 76202