First Amendment to the Ridgeline Townhomes at Carrollton Owners' Association, Inc.

Rules and Regulations

Adopted December 2024

WITNESSETH:

WHEREAS, Ridgeline Partners, LTD. ("Declarant"), prepared and declared an instrument entitled Condominium Declaration and Restrictions for Ridgeline Townhomes at Carrollton (the "Declaration") on or about February 21, 1983, at Volume 83036, Page 2817, et seq. and Instrument No. 198300368106 of the Real Property Records of Dallas County, Texas; and

WHEREAS, the Declarant established Ridgeline Townhomes at Carrollton Owners' Association, Inc. (the "Association") to manage and operate the condominium regime in accordance with the Declaration; and

WHEREAS, the Declaration and the Texas Uniform Condominium Act ("TUCA") grant the Board with authority to adopt rules and regulations regarding the maintenance, repair, appearance, and modification of the condominium; and

WHEREAS, Section 2.9(e)(6) of the Declaration provides that "[e]xcept as expressly provided hereinabove, nothing shall be altered or constructed in or removed from the Common Element, except upon the written consent of the Board"; and

WHEREAS, Section 3.8 of Declaration addresses alterations to the Units and Common Elements and requires Owners to submit plans to and obtain the Board's prior written approval before performing any work or alterations; and

WHEREAS, the Board previously adopted the Rules and Regulations of the Association in 2013 in which Article VIII address Architectural Maintenance and Control over the Association, Units, and Common Elements, and

WHEREAS, the Board desires to amend the Rules and Regulations, specifically by supplementing Article VIII with the following.

NOW, THEREFORE, the Board of Directors for the Association hereby adopts this First Amendment to the Rules and Regulations of the Association.

ACC Established. The Board of Directors hereby establishes an Architectural Control Committee ("ACC") for assistance in complying with and enforcing Sections 2.9(e)(6) and 3.8 of the Declaration.

Purpose. The general purpose of the ACC is to review and provide guidance to the Board regarding Owner proposed additions, modification, or alterations to Units or the Common Elements. The ACC serves at the pleasure, direction, and benefit of the Board of Directors for the Association.

Membership. The Board of Directors has the sole and absolute discretion to appoint and remove all members of the ACC. There shall be a minimum of 7 members of the ACC with a maximum membership of 11. At least one member of the ACC must be validly serving Board member. All ACC members are uncompensated volunteers.

Eligibility. Only record Owners of Units in the Association are eligible to be appointed to and serve on the ACC.

Chairperson. The chair of the ACC ("Chairperson") will be appointed by the Board. The Chairperson is responsible for chairing meetings of the ACC and ensuring compliance with the requirements specified in this rule (i.e. charter) and Declaration. The Chairperson must call meetings, including as directed by the Board.

Meetings.

a. The ACC should hold meetings at least once a quarter or as needed or requested by the Board.

b. The number of ACC meetings to be held during the calendar year will be established by the Board or the Chairperson with Board approval.

Areas of Responsibility. The ACC shall support the Board of Directors in the following areas of responsibility. This list is for illustrative purposes only and is not exhaustive.

a. *Structural Changes to Unis & Common Elements.* By way of example, the following would be such changes.
   - Landscaping if it interferes with other structures on the property.
   - Dumpster and mailbox area changes.
   - Carports.
   - Patio and other fencing changes.
   - Pools.
   - Lighting.

b. *Decorations and Appearance Changes.* By way of example, the following would be such changes.
   - Parking space numbering.
   - Satellite dishes.
   - Doors.
   - Trellises.
   - Windows.
   - Window blinds or coverings.
   - Decorations.

Review of Plans & Recommendation to Board. Owners must submit to the ACC written plans for any change, alteration or modification as required by the Declaration. The ACC will then review the plans and examine them with respect to compliance with the Declaration and the Association's rules and regulations. The ACC will then make a

written recommendation to the Board regarding the Owner's proposed plans for either approval, denial, request for additional information, or conditional approval or denial based on suggested modifications to the plans. If the ACC or Board request that the Owner submit additional information, the Owner is obligated to do so. The Board either on its own or via the ACC or management will provide a response to the Owner regarding the Owner's proposed plans. If the Owner's plans are approved, the ACC and/or Board will then inspect the Owner's work to confirm compliance with the approved plans.

Enforcement. An Owner's failure to comply with the Declaration and these rules constitutes a violation and subjects the owner to monetary fines and penalties, as well as other available enforcement remedies.

ACC Specific Guidelines. Exhibit A attached hereto contains the Board's guidelines regarding specific modifications.

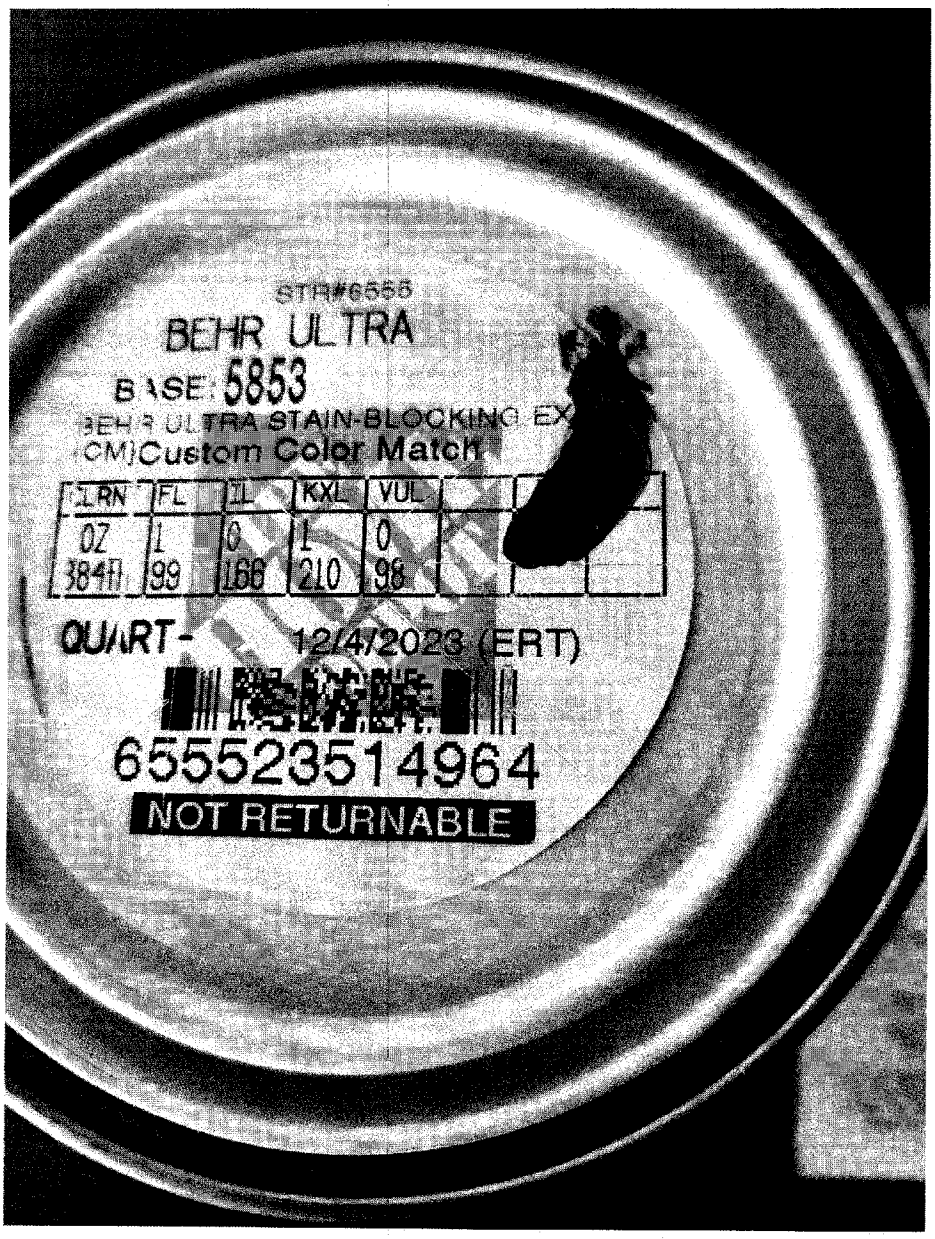
IT IS FURTHER RESOLVED that this First Amendment to the Rules and Regulations of the Association is effective upon adoption and recordation hereof, to remain in force and effect until revoked, modified, or amended.

RIDGELINE TOWNHOMES AT CARROLLTON OWNERS ASSOCIATION, INC.
A Texas non-profit corporation

By: Shirley M. Stachel
Name: Shirley Stachel
Title: President

Exhibit A

The below is an approved front door paint color.



Product Detail

LOWE'S Go Shopping

Welcome !

- Online Help
- Privacy/Security
- Register
- Shopping Cart
- Log In

Go Shopping

Shopping Categories:

Go shopping for...

Search

Enter Keyword:

Go

My Cart

Your cart is empty

You are shopping at LOWE'S OF CARROLLTON, TEX.

Change Destination Zip

Shortcuts

- Lowe's Plant Guide
- Paint Problem Solver
- Accent & Style

Wall Fixtures



Click here to enlarge photo

Convertible Photocell Polished Brass Coach Lantern with Tailpiece

LOWE'S PRICE: $16.26

Item availability and price may vary by location.

Store Pickup

Store Delivery

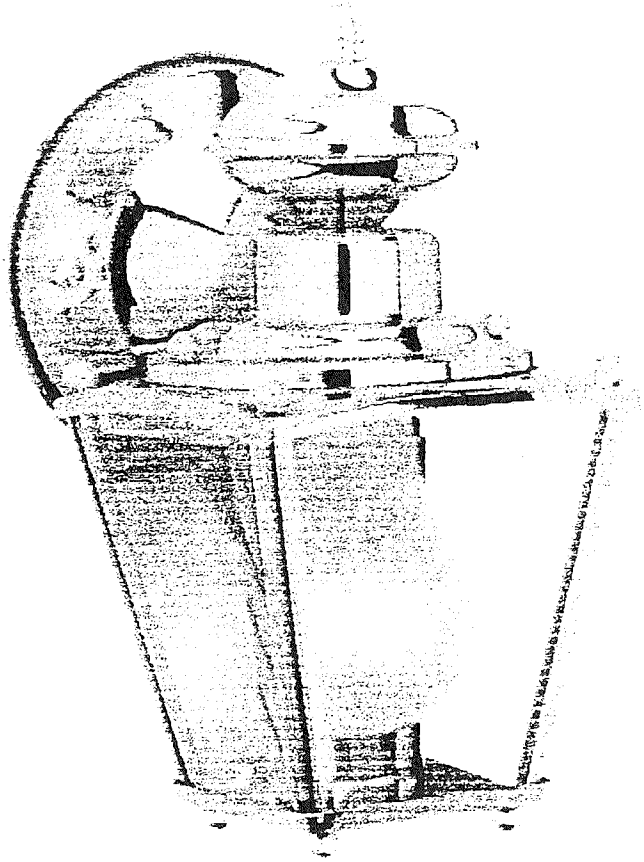
Parcel Delivery

Brand	Prime
Item Number	27770
Model Number	1618-02

- Solid brass finish
- Beveled glass panels
- Heat resistant porcelain socket
- 15 1/4"H x 5 1/2"W x 6"E
- Uses a 60 watt medium base bulb
- Durable protective coating
- Dusk-to-dawn photocell
- UL Listed

© 2002 by Lowe's®. All rights reserved. Lowe's and the gable design are registered trademarks of LF Corporation.
Please review our Privacy/Security information and Terms of Use.

BBB ONLINE



Product Detail

Go Shopping

Welcome !

- Online Help
- Privacy/Security
- Register
- Shopping Cart
- Log In

Go Shopping

Shopping Categories:

Go shopping for...

Search

Enter Keyword:

Go

My Cart

Your cart is empty

You are shopping at LOWE'S OF CARROLLTON, TEX.

Change Destination Zip

Shortcuts

- Lowe's Plant Guide
- Paint Problem Solver
- Accent & Style

Wall Fixtures



Click here to enlarge photo

Solid Brass Outdoor Lantern

LOWE'S PRICE: $10.97

Item availability and price may vary by location.

Store Pickup

Store Delivery

Parcel Delivery

Brand	Prime
Item Number	79290
Model Number	1607

- Solid brass finish
- Clear beveled glass panels
- 8 1/2"H x 4 1/2"W x 5 3/4"E
- Uses one 60 watt medium base bulb
- UL Listed

© 2002 by Lowe's®. All rights reserved. Lowe's and the gable design are registered trademarks of LF Corporation.
Please review our Privacy/Security information and Terms of Use.

Storm Doors: Lows

Comfort Built — 36x81 $96.00
Spring Style
Brown
All glass –full screen

Comfort Built — 36x81 $84.00
Traditional Style
Brown
½ screen ½ glass ½ view (not solid glass)

Larson — 36x81 $185.00
Laurel-Style
Brown
Multi vent window and secure lock

Comfort Built — 36x81 $108.00
Dakota style
Brown
All glass

Comfort Built — 36x81 $48.00
Basic screen door, no glass
Bronze

Rubbermaid Organize
Improving Ho
LOWE'S Home Improvement Warehouse
How-To Library | Go Shopping | Commercial Services | About Lowe's | Store Locator

Welcome !
Online Help
Privacy/Security
Register
Shopping Cart
Log In

Go Shopping

Shopping Categories:
Go shopping for...

Search
Enter Keyword:
Go

My Cart
Your cart is empty
You are shopping at LOWE'S OF CARROLLTON, TEX.
Change Destination Zip

Shortcuts
Lowe's Plant Guide
Paint Problem Solver
Accent & Style

Storm Doors



Click here to enlarge photo

36" White Traditions Self-Storing High View Storm Door

LOWE'S PRICE: $84.00

Item availability and price may vary by location.

Store Pickup

Store Delivery

Brand	Comfort-Bilt
Item Number	47770
Model Number	CO208032

- Thick aluminum frame with maintenance-free baked-on enamel finish
- Stucco-like embossed kick panel
- Fluted side stiles
- Tempered safety glass window and screen interchange for top or bottom ventilation
- Weatherstripped to seal out the elements
- Slide-on expander sweep
- Push-button handle, adjustable-speed closer and windchain
- (Storm door only)

© 2002 by Lowe's. All rights reserved. Lowe's and the gable design are registered trademarks of LF, LLC.
Please review our Privacy/Security information and Terms of Use

How-To Library | Go Shopping | Commercial Customers | About Lowe's | Store Locator | Customer Service | H

PRIVACY BBBOnLine | BizRate.com

Rules on Satellite Dishes

The following are restrictions for the installation of satellite dishes at Ridgeline Townhomes.i

1) All satellite dishes must be free standing on patios.
2) The exception to free standing dishes is when a signal cannot be obtained. In this case, the satellite dish may be installed on the east side of the chimney.

The above restrictions indicate that a satellite dish may not be attached to the Building in any manner unless the criteria in the above stated restrictions.

A thirty (30) day notice must be given to the HOA board for installation of a satellite dish on the chimney as stated above. The owner will be responsible for all repairs incurred during the installation and any and all damages that occur during the removal of the satellite dish.

As per the Declarations, any and all requests to alter outside appearance of The building must be put into a written request to the HOA board thirty days Prior to the installation.