


MARY LOUISE NICHOLSON
COUNTY CLERK

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
HOMEOWNERS ASSOCIATION OF HIGHLAND MEADOWS, INC.
d/b/a HIGHLAND MEADOWS HOMEOWNERS ASSOCIATION**

STATE OF TEXAS §
 §
COUNTY OF TARRANT §

The undersigned, as attorney for Homeowners Association of Highland Meadows, Inc. d/b/a Highland Meadows Homeowners Association, 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 instruments affecting the owners of property described in the Amended and Restated Declaration of Covenants, Conditions and Restrictions for The Homeowners of Highland Meadows, Inc. d/b/a The Highland Meadows Homeowners Association, filed on January 16, 2015, and recorded as Instrument No. D215010834, in the Official Public Records of Tarrant County, Texas, including any amendments and supplements thereto ("*Property*"), hereby states that the dedicatory instruments attached hereto are true and correct copies of the following:

1. ***Architectural Standards Bulletin for the Painting of Exterior Brick (Exhibit A-1); and***

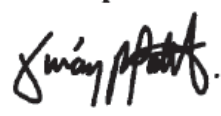
2. ***Architectural Standards Bulletin for the Installation of Certain Roofing Materials (Exhibit A-2).***

All persons or entities holding an interest in and to any portion of the Property are subject to the foregoing dedicatory instruments until amended. The attached dedicatory instruments replace and supersede 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, the Homeowners Association of Highland Meadows, Inc. d/b/a Highland Meadows Homeowners Association has caused this Sixth Supplemental Certificate and Memorandum of Recording of Dedicatory Instruments to be filed with the Tarrant County Clerk, and serves to supplement that certain Certificate and Memorandum of Recording of Dedicatory Instruments for the Homeowners Association of Highland Meadows, Inc. d/b/a Highland Meadows Homeowners Association, filed on September 10, 2012, and recorded as Instrument No. 212221180, in the Official Public Records of Tarrant County, Texas; that certain First Supplemental Certificate and Memorandum of Recording of Dedicatory Instruments for the Homeowners Association of Highland Meadows, Inc. d/b/a Highland Meadows Homeowners Association, filed on November 1, 2013, and recorded as Instrument No. D213284275, in the Official Public Records of Tarrant County, Texas; that certain Second Supplemental Certificate and Memorandum of Recording of Dedicatory Instruments for the Homeowners Association of Highland Meadows, Inc. d/b/a Highland Meadows Homeowners Association, filed on September 18, 2015, and recorded as Instrument No. D215212804, in the Official Public Records of Tarrant County, Texas; that certain Third Supplemental Certificate and Memorandum of Recording of Dedicatory Instruments for the Homeowners Association of Highland Meadows, Inc. d/b/a Highland Meadows Homeowners Association, filed on June 2, 2023, and recorded as Instrument No. D223096779, in the Official Public Records of Tarrant County, Texas; that certain Fourth

Supplemental Certificate and Memorandum of Recording of Dedicatory Instruments for the Homeowners Association of Highland Meadows, Inc. d/b/a Highland Meadows Homeowners Association, filed on September 25, 2023, and recorded as Instrument No. D223172727, in the Official Public Records of Tarrant County, Texas; and that certain Fifth Supplemental Certificate and Memorandum of Recording of Dedicatory Instruments for the Homeowners Association of Highland Meadows, Inc. d/b/a Highland Meadows Homeowners Association, filed on January 17, 2024, and recorded as Instrument No. D224008260, in the Official Public Records of Tarrant County, Texas

**HOMEOWNERS ASSOCIATION OF
HIGHLAND MEADOWS, INC.
d/b/a HIGHLAND MEADOWS
HOMEOWNERS ASSOCIATION
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 Homeowners Association of Highland Meadows, Inc. d/b/a Highland Meadows Homeowners Association, 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 29th day of May, 2025.



Notary Public, State of Texas

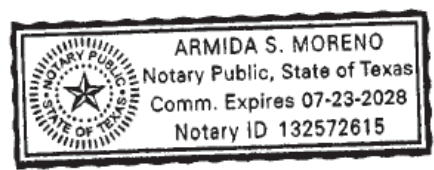


Exhibit A-1

HIGHLAND MEADOWS HOMEOWNERS ASSOCIATION, INC
ARCHITECTURAL STANDARDS BULLETIN FOR THE PAINTING OF EXTERIOR BRICK

1. No exterior surface of a Living Unit, including brick, trim, gutters, downspouts, entrance doors, garage doors, and windows, shall be painted or stained without prior written approval from the Architectural Control Committee (ACC).
2. Each living unit generally has one paint color for all the brick and one paint color for the remaining surfaces to include brick, trim, gutters, downspouts, entrance doors, garage doors, and windows. All painted surfaces will periodically need new paint to maintain appearance and functionality, and owners may repaint only with the prior written approval of the ACC.
3. Requests to paint the exterior brick of a living unit are subject to the following:
 - a. Colors are limited to neutral white tones. Bright primary, pastel, bright white and black will not be allowed. Colors must fall within the Light Reflective Value (LRV) range of 30%-74%.
 - b. Brick that also includes siding must paint siding the same color as the house or a color that is complementary of the brick color.
 - c. Authentic accents such as cast stone, stone, or banding may not be painted.
 - d. The exposed edges of a concrete foundation may not be painted.
 - e. The painting of the brick must be in accordance with the selected paint manufacturer's specifications and must be an exterior paint with a lime slurry base. No German Schmeer, mortar wash, or whitewash is allowed.
4. The owner must sign an Agreement with the following preparatory work to be documented in the submittal.
 - a. All preparatory work must be completed as per the manufacturer's specifications. Although the painting contractor must include the process, it is the owner's responsibility to ensure that the following items are addressed during the completion of the painting.
 - b. The ACC reserves the right to monitor or review the process at any point in time to ensure compliance with the following requirements. By submitting an application to paint the brick, the owner grants the ACC or its designee the right to access the subject property to conduct reviews of the process. The access of the property by the ACC or its designee will be coordinated with the owner, but the reviews and final inspection must be accomplished for final approval.
 - i. The entire house must be pressure-washed and pre-treated for mold.
 - ii. Surface preparation must be done by filling in holes, repairing cracks, and repairing deteriorating brick and mortar.
 - iii. Priming of the brick surface is required if it is part of the paint manufacturer's specifications.
 - iv. The painted brick must be cleaned, maintained, and repainted when required by the manufacturer's recommendations.

- v. The selected paint must be porous to allow brick to “breathe” or allow the entrapped moisture to escape, and non-permeable paints are not allowed.
 - vi. Trim, gutters, downspouts, entrance doors, garage doors, windows, and similar exterior features must be painted to coordinate with and complement the overall color pallet of the home.
 - vii. All work must be done by a professional painter or contractor familiar with lime based exterior brick painting product and its application.
5. The requirements for submitting brick painting requests include the following:
 - a. Exterior paint colors may be submitted as a manufacturer’s paper chip for the initial submission.
 - b. The owner must submit 3-4 sample color swatches for review and final inspections. Sample color swatches must be applied to brick on the back side of the living unit with a preferred southern facing wall, but at a minimum on sides that receive both morning and afternoon sun in order to compare the lighting effects at different times of the day. The trim and gutter colors must be painted in close proximity with the brick paint color swatches for review during the final onsite ACC inspection.
 - c. The owner must specify which parts of the living unit will be painted with each color by manufacturer, name, and type, to include the trim, gutters, downspouts, doors, windows, and garage doors.
 - d. Digital samples of paint color and manufacturer specifications, to include the LRV, must be submitted.
 - e. The owner must submit the contractor contact information and the complete contractor preparation and painting process with the documentation.
6. In keeping with the original unique architectural character of the Highland Meadows neighborhood, the ACC reserves the right to limit the number of homes on a street and in the neighborhood that can have painted brick. The ACC will review and approve the painting of brick on a case-by-case basis.
7. The ACC reserves the right to deny or request changes in proposed color in an effort to maintain the original uniqueness of the Highland Meadows neighborhood.
8. The guidelines for the painting of brick surfaces are very specific and will be strictly enforced. No work may be started until all the required information has been submitted and the owner’s request has been approved by ACC.
9. Violations of the brick painting guidelines or deviations from what was originally approved by the ACC will result in the requirement of the owner, at the owner’s expense, to restore all non-approved exterior modifications to the original exterior color and state. The owner will be notified of the deficiencies or violations and will be given a specific time to cure deficiencies or violations.

Exhibit A-2

HIGHLAND MEADOWS HOMEOWNERS ASSOCIATION, INC
ARCHITECTURAL STANDARDS BULLETIN FOR THE INSTALLATION OF
CERTAIN ROOFING MATERIALS

(As provided in Chapter 202.011 of the Texas Property Code)

1. Roofing Shingles may only be installed after receiving the written approval of the Architectural Control Committee.
2. Roofing shingles covered by this Architectural Standards Bulletin are exclusively those that:
 - a. Are designed primarily to:
 - (i) Be wind and hail resistant;
 - (ii) Provide heating and cooling efficiencies greater than those provided by customary composite shingles; or
 - (iii) Provide solar generation capabilities (collectively, "Roofing Shingles").
3. Roofing Shingles allowed under this Architectural Standards Bulletin shall:
 - a. Resemble the shingles used or otherwise authorized for use in Highland Meadows;
 - b. Be more durable than and are of equal or superior quality to the shingles used or otherwise authorized for use in Highland Meadows; and
 - c. Match the aesthetics of the roofs surrounding the property of the owner requesting permission to install the Roofing Shingles.
 - d. Roofing materials shall be, stone coated steel shakes or shingles, slate, or composition shingles that are fashioned to look like shake shingles and are random looking with high definition shadow lines. Other materials and styles may be permitted, if approved in writing by the Architectural Control Committee. All roofing materials must have a minimum thirty (30) year manufacturer's warranty and a UL class A fire rating. No standing seam or vertical panel metal roofs, aluminum roofs, live or harvested organic agricultural plant, dirt or 3 tab shingles are permitted.
 - e. The color of the product shall be of shades and colors that closely match "weathered wood" or medium gray/gray blends for a natural weathered wood look. Alternative colors approved by the ACC shall be done so as to blend with existing roofs in the subdivision. No black or colored roofs (for example, red or green) are permitted.
3. The owner requesting permission to install the Roofing Shingles will be solely responsible for accrediting, certifying and demonstrating to the Architectural Control Committee that the proposed installation is in full compliance with paragraphs 1 and 2 above.
4. This Architectural Standards Bulletin is promulgated pursuant to and in accordance with Section 202.011 of the Texas Property Code addressing the Regulation of Certain Roofing Materials.

Effective January 1, 2025		
MANUFACTURER	STYLE/MODEL	ROOF TYPE
Atlas	Pinnacle Impact	Composition
Atlas	Stormmaster Shake	Composition
Boral CertainTeed	Pine Crest Shake	Composition
CertainTeed	Belmont IR	Composition
CertainTeed	Grand Manor	Composition
CertainTeed	Highland Slate I/R	Composition
CertainTeed	Landmark I/R	Composition
CertainTeed	Presidential Shake I/R	Composition
DaVinci	Slate	Composition
Decra	Shake	Stone Coated Steel
GAF	Camelot II	Composition
GAF	Grand Sequoia	Composition
GAF	Shake	Composition
GAF	Timberline AS II I/R	Composition
IKO	Armourshake - Shadow Black	Composition
IKO	Crown Slate	Composition
IKO	Nordic	Composition
Malarkey	Legacy	Composition
Malarkey	Vista	Composition
Owens Corning	Duration Storm I/R	Composition
Roser	Steelguard	Stone Coated Steel
TAMKO	Storm Fighter I/R	Composition
TEK Industries	Hurricane Metal Shake	Stone Coated Steel
Varitile	Ishake	Stone Coated Steel
Varitile	Shake	Stone Coated Steel

All roofing materials primary color must be a weathered wood, which would be a medium to dark grey and/or black. All-black or predominant colors of red, brown, or green are not permitted. All roofing materials must have a UL Class A Fire rating. No standing seam or vertical panel metal roofs, aluminum roofs, live or harvested organic agricultural plant, wood, dirt, or 3-tab composition shingles are permitted.

In all cases, you'll need to submit an ACC request through the CMA website at www.cmamanagement.com. ACC approval must be received prior to installation. It can take up to 10 days for a response to your ACC request. You may select from the above list for submission. If you have a shingle selection not yet on the above list that meets our requirements, we can work with you and ask the Board to approve the addition.