

AFTER RECORDING, PLEASE RETURN TO:

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

**EIGHTH SUPPLEMENTAL CERTIFICATE AND  
MEMORANDUM OF RECORDING OF DEDICATORY  
INSTRUMENTS FOR TOWNHOMES OF  
TUSCANY SQUARE OWNERS' ASSOCIATION, INC.**

STATE OF TEXAS           §  
                                     §  
COUNTY OF COLLIN       §

The undersigned, as attorney for Townhomes of Tuscany Square Owners' 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 instruments affecting the owners of property described on Exhibit B attached hereto, hereby states that the dedicatory instruments attached hereto are true and correct copies of the following:

- ***Parking and Towing Policy*** (Exhibit A-1); and
- ***Parking Rules and Regulations*** (Exhibit A-2).

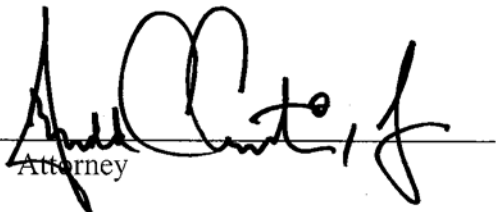
All persons or entities holding an interest in and to any portion of property described on Exhibit B attached hereto are subject to the foregoing dedicatory instruments.

IN WITNESS WHEREOF, Townhomes of Tuscany Square Owners' Association, Inc. has caused this Eighth Supplemental Certificate and Memorandum of Recording of Dedicatory Instruments to be filed with the Office of the Collin County Clerk, and supplements that certain Certificate and Memorandum of Recording of Association Documents filed on May 24, 2006, and

recorded as Instrument No. 2006-0524-000707740; that certain First Supplemental Certificate and Memorandum of Recording of Association Documents filed on June 16, 2008, and recorded as Instrument No. 2008-0616-000721930; that certain Second Supplemental Certificate and Memorandum of Recording of Association Documents filed on October 19, 2009, and recorded as Instrument No. 2009-1019-001283190 in the Official Public Records of Collin County, Texas; that certain Third Supplemental Certificate and Memorandum of Recording of Dedicatory Instruments filed on January 23, 2012, and recorded as Instrument No. 2012-0123-000077710 in the Official Public Records of Collin County, Texas; that certain Fourth Supplemental Certificate and Memorandum of Recording of Dedicatory Instruments filed on January 23, 2013, and recorded as Instrument No. 2013-0124000107300 in the Official Public Records of Collin County, Texas; that certain Fifth Supplemental Certificate and Memorandum of Recording of Dedicatory Instruments filed on April 1, 2013, and recorded as Instrument No. 2013-0401000430160 in the Official Public Records of Collin County, Texas; and that certain Sixth Supplemental Certificate and Memorandum of Recording of Dedicatory Instruments filed on May 29, 2013, and recorded as Instrument No. 20130529000734480 in the Official Public Records of Collin County, Texas; and that certain Seventh Supplemental Certificate and Memorandum of Recording of Dedicatory Instruments filed on April 21, 2014, and recorded as Instrument No. 20140421000380320 in the Official Public Records of Collin County, Texas.

**TOWNHOMES OF TUSCANY SQUARE  
OWNERS' ASSOCIATION, INC.**

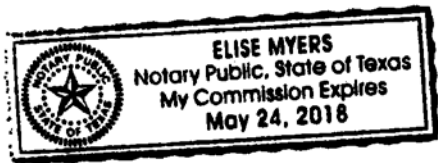
By:  
Its:

  
Attorney

STATE OF TEXAS           §  
                                     §  
COUNTY OF DALLAS       §

BEFORE ME, the undersigned Notary Public, on this day personally appeared Judd A. Austin, Jr., attorney for Townhomes of Tuscany Square Owners' 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 6<sup>th</sup> day of February, 2015.



*Elise Myers*  
\_\_\_\_\_  
Notary Public, State of Texas

## EXHIBIT A-1

The following policy was approved by the Tuscany Square Homeowners Board of Directors on January 26, 2015.

### **Townhomes of Tuscany Square Owners' Association, Inc.**

#### **Parking and Towing Policy**

The Declaration of Covenants, Conditions and Restrictions for Townhomes of Tuscany Square (The "Declaration"), grants to the Board of Directors, the authority to promulgate Rules and Regulations from time to time.

Article 2, Section 2.2(b) of the Declaration discusses the Parking & Vehicle Restrictions within the community.

Article 5, Section 5.2(e) of the Declaration provides that the Board of Directors shall have the power and authority to prescribe rules and regulations which extend to and cover use of the Common Areas. The parking tracts located at or adjacent to the Association's Common Area facilities constitute Common Area property and are subject to the Association's right to publish and enforce reasonable rules and regulations. Therein,

Given the authority as cited above, the Board of Directors hereby establishes the following policy containing applicable rules and regulations:

Any violation of the attached Parking Rules and Regulations may result in the towing and storage of the violating vehicle without notice and at the risk and expense of the vehicle owner or operator, pursuant to Chapter 2308 of the Texas Occupations Code:

Nothing within this policy shall be deemed to negate or change any provision within the Declaration pertaining to prohibited vehicles. However, any prohibited vehicles (as defined by Article 2, Section 2.2(b) of the Declaration) shall also be subject to this policy.

The Board shall cause to be installed, on Common Elements, signs that comply with applicable law (Subchapter G of Chapter 2308 of the Texas Occupations Code) prior to the towing of any prohibited vehicles or abandoned vehicles. These signs must be in place for 24 hours before any removal of a vehicle pursuant to this Policy may take place.

Any vehicle towed pursuant to this Policy must be towed under applicable Texas law. Unauthorized or inoperable vehicles on the Property will be towed.

**THE ASSOCIATION IS NOT LIABLE FOR ANY COSTS, EXPENSES, OR DAMAGES RELATED TO THE TOWING OF ANY VEHICLE THAT IS PARKED IN VIOLATION OF THE PARKING AND TOWING POLICY AND PARKING RULES AND REGULATIONS.**

## **EXHIBIT A-2**

### **Townhomes of Tuscany Square Owners' Association, Inc.**

#### **Parking Rules and Regulations**

All vehicles owned and/or used by owners or occupants, other than those owned and/or used by short term guests and/or visitors, shall be parked in the owner's driveway and/or garage to the extent that garage space is available. Garages shall not be used for storage or otherwise if such use makes the garage unavailable for parking or storing vehicles.

No owner or occupant owned vehicles may be parked in tracts located at or adjacent to the Common Area unless the owner or occupant is contemporaneously using and enjoying the Common Area facilities.

Only short term visitor parking, as defined below, is permitted at the Common Area facilities.

No vehicle can be parked for more than 72 hours at the Common Area facilities. Any exceptions must obtain pre-approval in writing from the Association's management company.

All vehicles parked in the Townhomes of Tuscany Square Community must be in proper working condition and must display valid license plates, registration and inspection from the state in which the vehicle is registered. Inoperable and/or unauthorized vehicles are prohibited from being parked in the Tuscany Square Community and are subject to immediate towing.

If a violation has not been cured after the owner receives notice of the violation, the Association will continue the enforcement process in accordance with the Declaration, which may include, but is not limited to, levying violation fines (if applicable) and/or employing self-help remedies, i.e., towing of vehicles.

## EXHIBIT B

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

- (a) All lots and tracts of land situated in **TUSCANY SQUARE, PHASE 1, an Addition to the City of Frisco, Collin County, Texas, according to the Plat recorded in Cabinet P, Page 636 of the Map Records of Collin County, Texas; and**
- (b) All lots and tracts of land situated in **TUSCANY SQUARE, PHASE 2, an Addition to the City of Frisco, Collin County, Texas, according to the Plat recorded in Cabinet Q, Page 302 of the Map Records of Collin County, Texas, Texas.**



Filed and Recorded  
Official Public Records  
Stacey Kemp, County Clerk  
Collin County, TEXAS  
02/09/2015 08:04:15 AM  
\$42.00 SCAPELA  
20150209000136730

*Stacey Kemp*