

FOURTEENTH SUPPLEMENT TO NOTICE
OF FILING OF DEDICATORY INSTRUMENTS
FOR
STONEBRIDGE RANCH

STATE OF TEXAS §
 § KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF COLLIN §

This FOURTEENTH SUPPLEMENT TO NOTICE OF FILING OF DEDICATORY INSTRUMENTS FOR STONEBRIDGE RANCH (hereinafter "Fourteenth Supplement") is made this 23 day of Jan., 2014, by the Stonebridge Ranch Community Association, Inc.

WITNESSETH

WHEREAS, Westerra Stonebridge L.P., a Texas limited partnership (the "Declarant"), as attorney in-fact for the Members of the Stonebridge Ranch Community Association, Inc., a Texas corporation (the "Association") prepared and recorded an instrument entitled "First Amended and Restated Master Declaration of Covenants, Conditions and Restrictions for Stonebridge Ranch" filed of record on December 5, 2000, at Volume 4808, Page 3528 *et seq.* of the Deed Records of Collin County, Texas (the "Declaration"); and

WHEREAS, Section 202.006 of the Texas Property Code provides that a property owners' association must file each dedicatory instrument governing the association that has not been previously recorded in the real property records of the county in which the planned development is located; and

WHEREAS, on January 10, 2000, the Association filed a Notice of Filing of Dedicatory Instruments for Stonebridge Ranch in Volume 04579, Page 01720 *et seq.*, of the Deed Records of Collin County, Texas (the "Notice"); and

WHEREAS, on August 4, 2000, the Association filed a First Supplement to Notice of Filing of Dedicatory Instruments for Stonebridge Ranch in Volume 04724, Page 03020 *et seq.*, of the Deed Records of Collin County, Texas (the "First Supplement"); and

WHEREAS, on July 18, 2002, the Association filed a First Amendment to Notice of Filing of Dedicatory Instruments for Stonebridge Ranch in Volume 05213, Page 02594 *et seq.*, of the Deed Records of Collin County, Texas (the "First Amendment"); and

WHEREAS, on December 2, 2002, the Association filed a Second Amendment to Notice of Filing of Dedicatory Instruments for Stonebridge Ranch in Volume 05307, Page 06063 *et seq.*, of the Deed Records of Collin County, Texas (the "Second Amendment"); and

WHEREAS, on July 24, 2003, the Association filed a Third Amendment to Notice of Filing of Dedicatory Instruments for Stonebridge Ranch in Volume 05466, Page 006008 *et. seq.*, of the Deed Records of Collin County, Texas (the "Third Amendment"); and

WHEREAS, on September 26, 2003, the Association filed a Fourth Amendment to Notice of Filing of Dedicatory Instruments for Stonebridge Ranch in Volume 5511, Page 007484 *et. seq.*, of the Deed Records of Collin County, Texas (the "Fourth Amendment"); and

WHEREAS, on December 27, 2004, the Association filed a Fifth Amendment to Notice of Filing of Dedicatory Instruments for Stonebridge Ranch under Instrument/Document No. 2004-0183390, of the Deed Records of Collin County, Texas (the "Fifth Amendment"); and

WHEREAS, on January 19, 2005, the Association filed a Sixth Amendment to Notice of Filing of Dedicatory Instruments for Stonebridge Ranch under Instrument/Document No. 2005-0008203, in Volume 05837, Page 03071, of the Deed Records of Collin County, Texas (the "Sixth Amendment"); and

WHEREAS, on March 4, 2005, the Association filed a Second Supplement to Notice of Filing of Dedicatory Instruments for Stonebridge Ranch under Instrument/Document No. 2005-0027608, in Volume 5869, Page 05155 *et seq.*, of the Deed Records of Collin County, Texas (the "Second Supplement"); and

WHEREAS, on March 16, 2005, the Association filed a Seventh Amendment to Notice of Filing of Dedicatory Instruments for Stonebridge Ranch under Instrument/Document No. 2005-0033427, in Volume 05877, Page 03422, of the Deed Records of Collin County, Texas (the "Seventh Amendment"); and

WHEREAS, on April 8, 2005, the Association filed a First Amendment to Second Supplement to Notice of Filing of Dedicatory Instruments for Stonebridge Ranch under Instrument/Document No. 2005-0046134, in Volume 05893, Page 05049, of the Deed Records of Collin County, Texas (the "First Amendment to Second Supplement"); and

WHEREAS, on April 8, 2005, the Association filed a Third Supplement to Notice of Filing of Dedicatory Instruments for Stonebridge Ranch under Instrument/Document No. 2005-0046137, in Volume 05893, Page 05088 *et seq.*, of the Deed Records of Collin County, Texas (the "Third Supplement"); and

WHEREAS, on June 2, 2005, the Association filed a First Amendment to Third Supplement to Notice of Filing of Dedicatory Instruments for Stonebridge Ranch under Instrument/Document No. 2005-0072931, in Volume 05931, Page 05463, of the Deed Records of Collin County, Texas (the "First Amendment to Third Supplement"); and

WHEREAS, on November 8, 2005, the Association filed a Fourth Supplement to Notice of Filing of Dedicatory Instruments for Stonebridge Ranch under Instrument/Document No.

2005-0158356, in Volume 6041, Page 02744 *et seq.*, of the Deed Records of Collin County, Texas (the "Fourth Supplement"); and

WHEREAS, on November 9, 2005, the Association filed an Eighth Amendment to Notice of Filing of Dedicatory Instruments for Stonebridge Ranch under Instrument/Document No. 2005-0159332, in Volume 06042, Page 03661 *et seq.*, of the Deed Records of Collin County, Texas (the "Eighth Amendment"); and

WHEREAS, on December 29, 2005, the Association filed a First Amendment to Fourth Supplement to Notice of Filing of Dedicatory Instruments for Stonebridge Ranch under Instrument/Document No. 2005-0182150, in Volume 06074, Page 06099 *et seq.*, of the Deed Records of Collin County, Texas (the "First Amendment to Fourth Supplement"); and

WHEREAS, on December 30, 2005, the Association filed a Fifth Supplement to Notice of Filing of Dedicatory Instruments for Stonebridge Ranch under Instrument/Document No. 2005-0183358, in Volume 06075, Page 08052 *et seq.*, of the Deed Records of Collin County, Texas (the "Fifth Supplement"); and

WHEREAS, on January 5, 2006, the Association filed a Ninth Amendment to Notice of Filing of Dedicatory Instruments for Stonebridge Ranch under Instrument/Document No. 2006-0001793, in Volume 06078, Page 00813 *et seq.*, of the Deed Records of Collin County, Texas (the "Ninth Amendment"); and

WHEREAS, on September 14, 2006, the Association filed a Tenth Amendment to Notice of Filing of Dedicatory Instruments for Stonebridge Ranch under Instrument/Document No. 20060914001329460, of the Deed Records of Collin County, Texas (the "Tenth Amendment"); and

WHEREAS, on April 16, 2007, the Association filed a Sixth Supplement to Notice of Filing of Dedicatory Instruments for Stonebridge Ranch under Instrument/Document No. 20070416000505260, of the Deed Records of Collin County, Texas (the "Sixth Supplement"); and

WHEREAS, on April 24, 2007, the Association filed a Seventh Supplement to Notice of Filing of Dedicatory Instruments for Stonebridge Ranch under Instrument/Document No. 20070416000505260, of the Deed Records of Collin County, Texas (the "Seventh Supplement"); and

WHEREAS, on December 5, 2007, the Association filed an Eleventh Amendment to Notice of Filing of Dedicatory Instruments for Stonebridge Ranch under Instrument/Document No. 20071205001622030, of the Deed Records of Collin County, Texas (the "Eleventh Amendment"); and

WHEREAS, on October 31, 2007, the Association filed an Eighth Supplement to Notice of Filing of Dedicatory Instruments for Stonebridge Ranch under Instrument/Document No.

20081031001281850, of the Deed Records of Collin County, Texas (the "Eighth Supplement"); and

WHEREAS, on February 25, 2009, the Association filed a Twelfth Amendment to Notice of Filing of Dedicatory Instruments for Stonebridge Ranch under Instrument/Document No. 20090225000212710, of the Deed Records of Collin County, Texas (the "Twelfth Amendment"); and

WHEREAS, on October 22, 2009, the Association filed a Ninth Supplement to Notice of Filing of Dedicatory Instruments for Stonebridge Ranch under Instrument/Document No. 20091022001300430, of the Deed Records of Collin County, Texas (the "Ninth Supplement"); and

WHEREAS, on March 29, 2010, the Association filed a Thirteenth Amendment to Notice of Filing of Dedicatory Instruments for Stonebridge Ranch under Instrument/Document No. 20100329000291520, of the Deed Records of Collin County, Texas (the "Thirteenth Amendment"); and

WHEREAS, on March 29, 2010, the Association filed a Fourteenth Amendment to Notice of Filing of Dedicatory Instruments for Stonebridge Ranch under Instrument/Document No. 20100329000291550, of the Deed Records of Collin County, Texas (the "Fourteenth Amendment"); and

WHEREAS, on April 5, 2010, the Association filed a Fifteenth Amendment to Notice of Filing of Dedicatory Instruments for Stonebridge Ranch under Instrument/Document No. 20100405000322650, of the Deed Records of Collin County, Texas (the "Fifteenth Amendment");

WHEREAS, on November 30, 2010, the Association filed a Sixteenth Amendment to Notice of Filing of Dedicatory Instruments for Stonebridge Ranch under Instrument/Document No. 20101130001308720, of the Deed Records of Collin County, Texas (the "Sixteenth Amendment");

WHEREAS, on March 30, 2011, the Association filed a Tenth Supplement to Notice of Filing of Dedicatory Instruments for Stonebridge Ranch under Instrument/Document No. 20110330000330620, of the Deed Records of Collin County, Texas (the "Tenth Supplement");

WHEREAS, on October 11, 2011, the Association filed a Seventeenth Amendment to Notice of Filing of Dedicatory Instruments for Stonebridge Ranch under Instrument/Document No. 20111011087890, of the Deed Records of Collin County, Texas (the "Seventeenth Amendment");

WHEREAS, on December 16, 2011, the Association filed an Eleventh Supplement to Notice of Filing of Dedicatory Instruments for Stonebridge Ranch under Instrument/Document

No. 20111216001361510, of the Deed Records of Collin County, Texas (the "Eleventh Supplement");

WHEREAS, on December 16, 2011, the Association filed the Eighteenth Amendment to Notice of Filing of Dedicatory Instruments for Stonebridge Ranch under Instrument/Document No. 20111216001361500, of the Deed Records of Collin County, Texas (the "Eighteenth Amendment");

WHEREAS, on May 15th, 2012, the Association filed the Nineteenth Amendment to Notice of Filing of Dedicatory Instruments for Stonebridge Ranch under Instrument/Document No. 20120515000568360 of the Deed Records of Collin County, Texas (the "Nineteenth Amendment");

WHEREAS, on December 6th, 2012, the Association filed the Twentieth Amendment to Notice of Filing of Dedicatory Instruments for Stonebridge Ranch under Instrument/Document No. 20121206001557240 of the Deed Records of Collin County, Texas (the "Twentieth Amendment");

WHEREAS, on November 30th, 2012, the Association filed the Twenty First Amendment to Notice of Filing of Dedicatory Instruments for Stonebridge Ranch under Instrument/Document No. 20121130001524910 of the Deed Records of Collin County, Texas (the "Twenty First Amendment");

WHEREAS, on March 20, 2013, the Association filed the Twenty Second Amendment to Notice of Filing of Dedicatory Instruments for Stonebridge Ranch under Instrument/Document No. 20130320000374870 of the Deed Records of Collin County, Texas (the "Twenty Second Amendment");

WHEREAS, on March 20, 2013, the Association filed the Twenty Third Amendment to Notice of Filing of Dedicatory Instruments for Stonebridge Ranch under Instrument/Document No. 20130320000374960 of the Deed Records of Collin County, Texas (the "Twenty Third Amendment");

WHEREAS, on April 4, 2013, the Association filed the Twelfth Supplement to Notice of Filing of Dedicatory Instruments for Stonebridge Ranch under Instrument/Document No. 20130404000456340 of the Deed Records of Collin County, Texas (the "Twelfth Supplement");

WHEREAS, on June 12, 2013, the Association filed the Thirteenth Supplement to Notice of Filing of Dedicatory Instruments for Stonebridge Ranch under Instrument/Document No. 20130612000813620 of the Deed Records of Collin County, Texas (the "Thirteenth Supplement"); and

WHEREAS, on December 23, 2013, the Association filed the Twenty Fourth Amendment to Notice of Filing of Dedicatory Instruments for Stonebridge Ranch under

Instrument/Document No. 20131231001696800 of the Deed Records of Collin County, Texas (the Twenty Fourth Amendment"); and

WHEREAS, the Association desires to supplement the Notice with the dedicatory instrument entitled "Subdivision Design Guidelines for Kensington at Stonebridge Ranch" (12/2013) attached hereto as Exhibit "A", and all incorporated herein by reference.

NOW, THEREFORE, the dedicatory instrument attached hereto as Exhibit "A" is a true and correct copy of the original and is hereby filed of record in the real property records of Collin County, Texas, in accordance with the requirements of Section 202.006 of the Texas Property Code.

IN WITNESS WHEREOF, the Association has caused this Fourteenth Supplement to Notice to be executed by its duly authorized agent as of the date first above written.

STONEBRIDGE RANCH COMMUNITY ASSOCIATION,
INC.
a Texas non-profit corporation

By: [Signature]
Name: K.W. FORBES
Title: V.P. Board, SRCA

ACKNOWLEDGEMENT

STATE OF TEXAS §
 §
COUNTY OF COLLIN §

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 23 DAY OF January, 2014.

[Signature]
Notary Public in and for the State of Texas

My commission expires: 5-11-2016

AFTER RECORDING, RETURN TO:
Daniel E. Pellar
The Pellar Law Firm, PLLC
2591 Dallas Parkway, Suite 300
Frisco, Texas 75034



DEDICATORY INSTRUMENTS

Exhibit A.

1. Subdivision Design Guidelines for Kensington at Stonebridge Ranch (12/13).

SUBDIVISION DESIGN GUIDELINES

For

Kensington

at

STONEBRIDGE RANCH

**SUBDIVISION DESIGN GUIDELINES
FOR
Kensington**

These Subdivision Design Guidelines are designed specifically for Kensington subdivision and are promulgated in accordance with Section 8.5 of Article VIII of the "Second Amended and Restated Master Declaration of Covenants, Conditions and Restrictions for STONEBRIDGE RANCH" (the "Master Declaration") which instrument was recorded on March 2008 as No. 2008-0327000365660 in the Public Real Estate Records of Collin County, Texas and which is incorporated herein by reference for all purposes.

The primary purpose of these Subdivision Design Guidelines is to supplement the current version of the MASTER DESIGN GUIDELINES for STONEBRIDGE RANCH. Adherence to these guidelines are intended to better assure owners of properties within the Kensington Subdivision that all individual improvements will conform to the same high standards of design excellence. The guidelines seek to establish a design framework which the individual homebuilder or homeowner will use as a guide for site improvement, with latitude and flexibility (on the one hand) balanced against preserving the integrity of STONEBRIDGE RANCH (on the other hand). These Subdivision Design Guidelines will, hopefully, serve to guide, inform, aid and inspire to the same extent as they serve to prohibit, restrict and require. While some features are mandated, it should be understood that the Master Architectural Review Committee ("MARC") may make discretionary judgments to reduce or waive any requirement when it can be demonstrated (to the reasonable satisfaction of the MARC) that appropriate mitigating measures have been taken. However, such discretionary approval(s) shall not represent or constitute a binding precedent since no two or more tracts or circumstances are likely to be alike.

1. Height Limitation

Thirty-five feet (35') measured from grade

2. Minimum Dwelling Setback Requirements:

Front Yard: Twenty feet (20') to main structure

Rear Yard: Twenty feet (20') from rear lot line to main structure (excluding accessory buildings, cabanas, decks, fences, pools etc.) unless adjacent to lake or other water body which might permit a less restrictive setback to be approved by the MARC.

Side Yard: Five feet (5')

Side Yard on Corner: Fifteen feet (15')

Driveway: Driveway pavement shall be set back a minimum of 1'-6" from the property line. In retaining wall situations on side lot lines, the driveway may abut the retaining wall on the high side as long as the retaining wall creates a raised curb effect along the driveway.

3. Sitework. Finished grades shall not direct concentrated water (i.e., downspouts, pool overflows, sub-grade drainage systems) flow onto adjacent properties and should follow the City of McKinney approved grading plans. Anytime a site is altered, it is the builder's responsibility to provide the retainage. Retaining walls are only to be constructed of brown Hackett stone. If side yard retaining walls are not desired, a maximum slope of 3:1 must be achieved between the foundation slab and the side yard property line. No more than 12" of exposed concrete foundation will be permitted. The MARC reserves the right, upon reasonable advance notice, to require a topographical survey done by a registered surveyor before, during or after construction.
4. Masonry. Only chimneys on the front elevation or on a side elevation within 10' of the front elevation must be 100% masonry. Identical brick blends may not occur next door to each other along the fronting street. Except as specifically stated in this section, other chimneys may be non-masonry. Elevations facing common areas must be 100% masonry. Decorative chimney caps are required.
5. Fences for Interior Lots. Unless otherwise approved by the MARC, no fence shall exceed six feet (6') in height measured from finished grade. Except for those fences required to be constructed of metal, all other fences shall be constructed with Western Red Cedar (#1 or "Standard and Better") with pickets placed on the exterior face or as specified by the MARC. Posts may be steel pipe columns or cedar. No pine or spruce fencing materials shall be permitted. Interior lots should have a 6'-0" height solid wood privacy fence.
6. Fences Along Greenbelts/Common Areas. With respect to each and every lot which has a side or rear property line coincident with or adjacent to a greenbelt/common area so as to constitute "greenbelt/common area frontage," including Block A, Lot 27, Block B, Lots 1, and 10-14, fences and walls along the frontage shall comply with the following requirements:
 - (A) 59" in height from bottom of the lower horizontal rail to top of the pickets;
 - (B) tubular metal, primed and painted a flat black color; and
 - (C) constructed as indicated in the MASTER DESIGN GUIDELINES (titled "Required Metal Fence Elevation At Golf Courses, Lakes and Open Spaces).

7. Roof Drainage. In order to assist in the orderly drainage and removal of roof water and the overall quality of drainage, gutters and downspouts may be required at the discretion and direction of the MARC.
8. Roof. Any proposed composition roof materials shall be the same as or equal to a 30 year dimensional shingle. The type, quality and color must otherwise be specifically approved by the MARC.
9. Required Landscaping. Per the MARC approved landscape plan, all landscape is to be installed BY THE BUILDER WITHIN THIRTY (30) DAYS of substantial completion or change of ownership (closing). The Lot areas listed below shall be landscaped with the following size and/or number of shade trees, which shall be from the "highly recommended" or "acceptable" category described within the STONEBRIDGE RANCH Plant Palette (set forth in the Master Design Guidelines).

<u>Lot Area</u>	<u>Minimum Requirement</u>
Front Yard	One row of five-gallon (min.) evergreen shrubs planted at a max. spacing of 3'-0" o.c. and located along the foundation excluding porches and patios. A total of one 2 ½" caliper (min.) large canopy (i.e., red oak, live oak, cedar elm,) shade trees is required for each front yard. In addition to the one tree previously mentioned, 1" caliper (min.) ornamental tree (if multi-trunk, the total of all trunks shall be 1") is required.
Adjacent to Greenbelt/ Common Area (including Block A, Lot 27; Block B, Lots 1 and 10-14	One row of five-gallon (min.) evergreen shrubs planted at a max. spacing of 3'-0" o.c. and located along the foundation excluding porches and patios. A total of one 2 ½" caliper (min.) large canopy (i.e., red oak, live oak, cedar elm,) shade tree per rear yard, to be located within ten (10') feet of the rear property line.
Corner Yard	A total of one 2 ½" caliper (min.) shade tree is required to face the "side" street and be located in the side yard (outside the fenced portion of the yard). One row of five-gallon (min.) evergreen shrubs planted at a maximum spacing of 3'-0" o.c. is required where the foundation is exposed to the street.

Where six foot (6') solid wood fences run along the street frontage, one row of five gallon (min.) evergreen shrubs planted at a maximum spacing of 3'-0" o.c. is required.

AC Units/Mechanical
Equipment Meters

One row of five-gallon (min.) evergreen shrubs planted at a maximum spacing of 3'-0" o.c. is required to screen these elements from public view.

10. Irrigation. Each lot shall have an automatic irrigation system with rain/freeze sensor.
11. Sidewalks & Driveways. Unless otherwise approved by the MARC the builder of each single-family home shall construct, install and provide a public sidewalk which shall: (a) be approved (as to size, location and materials) by the MARC; (b) comply with applicable subdivision improvement plan and other City of McKinney, Texas standards; (c) incorporate a "lay-down" curb on corner lots or other similar lots designated by the MARC; and (d) to the extent applicable, conform to and continue the hike-and-bike trail within STONEBRIDGE RANCH. Concrete flatwork which is within the public right-of-way must be broom finished.
12. Elevations. As a general rule or objective, each floor plan should have three (3) elevations. Elevations shall not repeat along the fronting or siding streetscape without at least 2 intervening homes of sufficient dissimilarity (Both sides of street). Exception: Block B, Lots 9 and 11; Block C, Lots 8 and 9 shall be allowed to have same floor plan, but with different elevations. The intent of this guideline is to avoid the negative "look alike" effect of frequent repetition, while allowing sufficient latitude for the builder in satisfying market demand. Divided light windows shall be required on all elevations that face or side to a street.
13. Paint Colors. The trim colors of the house will be limited to a specific color family complimentary of the masonry selection. Garage doors should be painted a subtle variation of the primary house color. All exposed exterior flashing is to be painted a color to match the masonry color. Roof vents are to be painted a color to match the roof color. Same garage door paint color will not be allowed on more than two consecutive houses.

14. Mailboxes. All mailboxes are to be located within a masonry structure to match the main house on the Lot and approved by the MARC. Mailboxes on adjacent Lots should be grouped in pairs on the property line (side by side, not two mailboxes in one structure) as much as possible. Height should be 42"- 44" from the surface of the street to the bottom of the mailbox. The front should be even with the curb. The red flag should be attached to the right side of the mailbox. Construction traffic should never block access to mailboxes of occupied homes.

15. Homebuilder Construction. Please refer to the most recent publication of the Construction Site Policy.

