

AFTER RECORDING, PLEASE RETURN TO:

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

ELECTRONICALLY RECORDED 201000245606
09/24/2010 10:17:48 AM CT 1/7

**FIRST SUPPLEMENTAL
CERTIFICATE AND MEMORANDUM OF RECORDING
OF ASSOCIATION DOCUMENTS FOR
BORDEAUX VILLAGE HOMEOWNERS ASSOCIATION, INC.**

STATE OF TEXAS §
 §
COUNTY OF DALLAS §

The undersigned, as attorney for the Bordeaux Village Homeowners 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 instrument affecting the owners of property described on Exhibit B attached hereto, hereby states that the dedicatory instrument attached hereto is a true and correct copy of the following:

First Amendment to the Rules and Regulations Bordeaux Village Homeowners Association, Inc. (Exhibit "A").

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 instrument.

IN WITNESS WHEREOF, the Bordeaux Village Homeowners Association, Inc. has caused this First Supplemental Certificate and Memorandum of Recording of Association Documents to be filed with the office of the Dallas County Clerk, and supplements that certain Certificate and Memorandum of Recording of Association Documents for Bordeaux Village Homeowners

Association, Inc., filed on April 21, 2000, and recorded in Volume 2000079, Page 3644 of the Official Public Records of Dallas County, Texas..

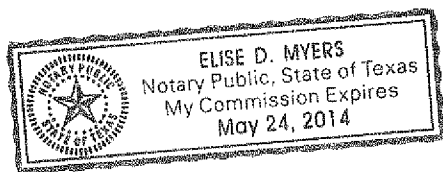
**BORDEAUX VILLAGE
HOMEOWNERS ASSOCIATION, INC.**

By: *Judd A. Austin, Jr.*
Its: Attorney

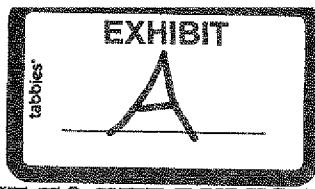
STATE OF TEXAS §
 §
COUNTY OF DALLAS §

BEFORE ME, the undersigned Notary Public, on this day personally appeared Judd A. Austin, Jr., attorney for Bordeaux Village Homeowners 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 24th day of September, 2010.



Elise D. Myers
Notary Public, State of Texas



**FIRST AMENDMENT TO THE RULES AND REGULATIONS FOR
BORDEAUX VILLAGE HOMEOWNERS ASSOCIATION, INC.**

STATE OF TEXAS §
 §
COUNTY OF DALLAS §

KNOW ALL MEN BY THESE PRESENTS:

THIS FIRST AMENDMENT TO RULES AND REGULATIONS FOR BORDEAUX VILLAGE HOMEOWNERS ASSOCIATION, INC. (this "*First Amendment*") is made by the Board of Directors of the Bordeaux Village Homeowners Association, Inc. (the "*Association*") on behalf of its Members.

INTRODUCTORY PROVISIONS

WHEREAS, the Rules and Regulations for Bordeaux Village Homeowners Association (the "*Rules*") are attached as Exhibit "B" to the Declaration and Master Deed for Bordeaux Village Condominiums, recorded on June 13, 1980, and recorded in Volume 80117, Page 1125, *et seq.* of the Official Public Records of Dallas County, Texas; and .

WHEREAS, pursuant to and in accordance with Article IV, Section 3 (b) of the Bylaws of the Association, the Board of Directors of the Association is empowered to establish, make and enforce the Rules; and

WHEREAS, at a meeting of the Board of Directors held on June 17, 2010, the following amendments to the Rules and new Rules were approved by the Board of Directors.

NOW, THEREFORE, the Rules and Regulations of Bordeaux Village are hereby amended as follows:

(a) Rule No. 5 of the Rules is hereby amended to read, in its entirety, as follows:

5. No decoration or article shall be placed upon and no work of any kind shall be done upon the exterior Building walls or upon the

General Common Elements by any Owner. Such decoration and work is the responsibility of the Association. No changes can be made in the Limited Common Elements except with prior written approval of the Board of Directors. This includes all chairs, couches, plants, or any other unsightly decorations on the front porch. No items on the front porch shall be large enough to obstruct the ingress/egress of the units or offensive in nature to any neighbor or group of neighbors. Final determination of size or offensiveness will be made by the current Board of Directors.

(b) Rule No. 16 of the Rules is amended read, in its entirety, as follows:

16. All draperies or drapery linings, interior window shutters, blinds, or shades visible from the exterior of any Unit shall be of a solid white or off-white color. No window shall be covered with aluminum foil or similar material.

(c) Rule No. 23 is added to the Rules and shall read in its entirety as follows:

23. Front and Rear Unit Doors must be consistent in color throughout Bordeaux Village as determined by the Board of Directors. From and after the effective date of this rule change, Doggie/Animal Doors and Windows shall not be permitted. Any owner who installed a Doggie/Animal Door or Window prior to the effective date of this rule change must register same with the Board of Directors in order to be considered a pre-existing installation. Pre-existing installations will need to comply with this rule when doors are replaced or updated.

(d) Rule No. 24 is added to the Rules and shall read in its entirety as follows:

24. Window frames and mullions must be almond or putty in color, single or double hung, and double paned with each pane containing a horizontal windowpane divider at the vertical midpoint of each pane. Multiple window units must be divided by a vertical mullion at the horizontal midpoint of the window installation. The mullion and frame casing must complement the existing color and style.

(e) Rule No. 25 is added to the Rules and shall read in its entirety as follows:

25. Storm doors must be bronze in color. Storm doors must consist of at least one glass pane with or without a screen. Any owner who installed a storm door prior to the effective date of this rule change and such storm door is not consistent with this rule, must register same with the Board of Directors in order to be considered a pre-existing installation. Pre-existing installations will need to comply with this rule when doors are replaced or updated.

(f) Rule No. 26 is added to the Rules and shall read in its entirety as follows:

26. General Common Elements and Limited Common Elements, including front porches, must be free of dead potted plants year round.

(g) Rule No. 27 is added to the Rules and shall read in its entirety as follows:

27. Mailboxes and mail slots should be of a standard residential size and the color should blend effectively with and complement the décor of the building and the Bordeaux Village Community. Any deviation from the foregoing standard will require prior written approval from the Board of Directors. Mailboxes or mail slots should not be offensive in nature to any neighbors or group of neighbors as determined by the Board of Directors.

The terms and provisions of the Rules and Regulations for Bordeaux Village Homeowners Association, Inc., except as modified herein, are hereby declared to be in full force and effect with respect to Bordeaux Village Condominiums. This First Amendment shall serve to amend those Rules and Regulations attached as Exhibit B to the Declaration and Master Deed for Bordeaux Village Condominiums, recorded on June 13, 1980, and recorded in Volume 80117, Page 1125, *et seq.* of the Official Public Records of Dallas County, Texas, shall run with title to all Units and are binding on all parties having any right, title or interest in and to the Property or any part thereof, including their heirs, representatives, successors, transferees and assigns, and shall inure to the benefit of each Owner thereof.

IN WITNESS WHEREOF, the Board of Directors of the Bordeaux Village Homeowners Association, Inc. has caused this First Amendment to the Rules and Regulations for Bordeaux

Village Homeowners Association, Inc. to be enacted and filed of record with the Dallas County Clerk's Office.

**BORDEAUX VILLAGE
HOMEOWNERS ASSOCIATION, INC.**

By: *[Signature]* PRESIDENT
Its: *[Signature]*
9/16/2010

EXHIBIT B

All Units, General and Limited Common Elements of Bordeaux Village Condominiums, a Condominium regime situated in the City of Dallas, Dallas County, Texas, according to the Declaration recorded in Volume 80117, Page 1125, Condominium Records, Dallas County, Texas, Amendments recorded in Condominium Records, Volume 82193, Page 1418, Deed Records, Dallas County, Texas.

**Filed and Recorded
Official Public Records
John F. Warren, County Clerk
Dallas County, TEXAS
09/24/2010 10:17:48 AM
\$40.00
201000245606**

