

AFTER RECORDING, PLEASE RETURN TO:

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

**FIRST SUPPLEMENTAL
CERTIFICATE AND MEMORANDUM OF
RECORDING OF DEDICATORY INSTRUMENTS OF
CRAIG RANCH COMMUNITY ASSOCIATION FOR
HEMINGWAY AT CRAIG RANCH SERVICE AREA**

**STATE OF TEXAS §
 §
COUNTY OF COLLIN §**

The undersigned, as attorney for the Craig Ranch Community Association, 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 Hemingway at Craig Ranch Service Area and owners of property described on Exhibit B attached hereto (the “*Property*”), hereby states that the dedicatory instrument attached hereto is a true and correct copy of the following:

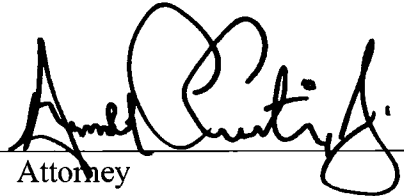
- ***Resolution of the Board of Directors of the Craig Ranch Community Association: HO-6 Insurance Coverage Requirement for Hemingway Townhomes (Exhibit A).***

All persons or entities holding an interest in and to any portion of Property, as described on Exhibit B attached hereto, are subject to the foregoing dedicatory instrument until amended.

IN WITNESS WHEREOF, the Craig Ranch Community Association has caused this First Supplemental Certificate and Memorandum of Recording of Dedicatory Instruments for

Hemingway at Craig Ranch Service Area to be recorded in the Official Public Records of Collin County, Texas; and serves to supplement that certain Certificate and Memorandum of Recording of Dedicatory Instruments filed on February 27, 2018, and recorded as Instrument No. 2018-227000241510 in the Official Public Records of Collin County, Texas.

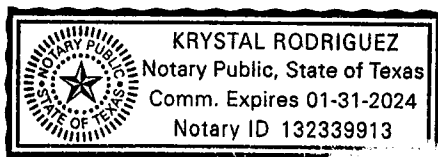
CRAIG RANCH COMMUNITY ASSOCIATION

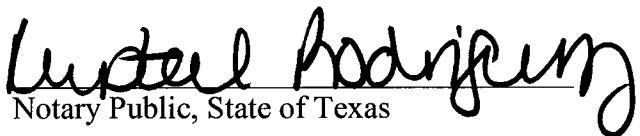
By: 
Its: Attorney

STATE OF TEXAS §
 §
COUNTY OF DALLAS §

BEFORE ME, the undersigned Notary Public, on this day personally appeared Judd A. Austin, Jr. attorney for the Craig Ranch Community Association, 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 17th day of February, 2022.




Notary Public, State of Texas



CRAIG RANCH

HO-6 INSURANCE COVERAGE REQUIREMENT FOR HEMINGWAY TOWNHOMES

Resolution of the

Craig Ranch Community Association

Board of Directors

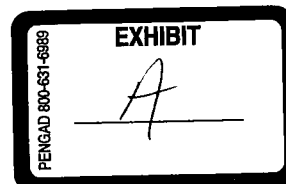
Regarding HO-6 Insurance Coverage

WHEREAS, the Amended and Restated Community Charter for Craig Ranch (the "Charter") allows the Founder and Parcel Developers to create and develop Service Areas with the Community; and

WHEREAS, Hemingway at Craig Ranch is a townhome development created by the Founder as a Service Area pursuant to the authority granted under the Charter, and D.R. Horton – Texas, Ltd., as Parcel Developer, formalized Hemingway at Craig Ranch as a Service Area by filing that certain Supplemental Declaration of Covenants, Conditions and Restrictions for Hemingway at Craig Ranch, recorded in Volume 6030, Page 806 of the Official Public Records of Collin County, Texas (the "Service Area Declaration"); and

WHEREAS, the Craig Ranch Community Association ("CRCA") is charged with administering and enforcing the terms and conditions of the Charter and the Service Area Declaration; and

WHEREAS, Hemingway at Craig Ranch is a Service Area comprised of Townhomes located within the Property encumbered by the Service Area Declaration; and



WHEREAS, the Service Area Declaration grants the Board of Directors of CRCA the express authority to establish minimum insurance requirements, including type and minimum amounts of coverage, to be individually obtained and maintained by Owners if the insurance is deemed necessary or desirable by the Board of Directors to reduce potential risks to CRCA or other Owners; and

WHEREAS, the Board of Directors of CRCA, due to prior weather events causing substantial damage to the exterior and the interior of Townhomes, has deemed it necessary to mandate additional coverage to be carried by Owners to reduce potential risks to CRCA or other Owners in the form of exorbitant premiums or repairs funded by Hemingway Deficiency Assessments; and

WHEREAS, the Board desires to adopt and set forth additional insurance requirements and coverages to be obtained and maintained by Owners;

NOW, THEREFORE BE IT RESOLVED, that the following additional types of insurance and coverage must be obtained and maintained by each Owner of a Townhome subject to the Service Area Declaration

1. Each Owner of a Townhome must purchase a HO 6 Policy for their Townhome covering all interior damage including, for example, but without limitation, betterments and improvements, carpet, hardwood floors, tile floors, kitchen cabinets, plumbing and electrical fixtures, built-in appliances, Townhome Owner improvements, with coverage for "Special Perils" or "All Risk."
2. Each Owner of a Townhome, as part of the HO 6 Policy purchased for their Townhome, must also purchase deductible assessment coverage in the amount of not less than \$10,000.00.
3. Each Owner of a Townhome, as part of the HO 6 Policy purchased for their Townhome, must also purchase loss assessment with coverage limits of at least \$10,000.00.

IT IS FURTHER RESOLVED, that CRCA is authorized to request and obtain from the Owner of a Townhome any and all documentation deemed necessary by CRCA's Board of Directors to verify the existence of the coverages as required herein.

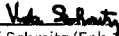
IT IS FURTHER RESOLVED, that CRCA, by and through its Board of Directors, is authorized to purchase the coverage required herein on behalf of any Owner of a Townhome who fails or refuses to provide the requisite documentation to the Board of Directors of the coverages required herein. Any cost incurred by CRCA to obtain the coverages required herein on behalf of the Owner of a Townhome shall be charged to such Owner and levied as a Specific Assessment.

This is to certify that the foregoing Resolution was adopted by the Board of Directors of the Craig Ranch Community Association, effective as of December 20, 2021, and shall remain in effect until such date as it is may modified, rescinded or revoked by the Board of Directors.



Stephanie Miller (Feb 17, 2022 11:02 CST)

President



Vicki Schmitz (Feb 17, 2022 13:52 CST)

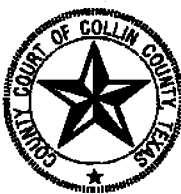
Secretary

EXHIBIT B

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

- All property subject to the **Supplemental Declaration of Covenants, Conditions and Restrictions for Hemingway at Craig Ranch within the City of McKinney, Collin County, Texas, recorded in Volume 6030, Page 806 of the Official Public Records of Dallas County, Texas;**
- All lots and tracts of land situated in **HEMMINGWAY AT CRAIG RANCH, PHASE 1, an Addition to the City of McKinney, Texas, according to the Plat thereof recorded in Volume Q, Page 585 of the Plat Records of Collin County, Texas;**
- All lots and tracts of land situated in **HEMMINGWAY AT CRAIG RANCH, PHASE 2, an Addition to the City of McKinney, Texas, according to the Plat thereof recorded in Book 2006, Page 278 of the Plat Records of Collin County, Texas; and**
- All lots and tracts of land situated in **HEMMINGWAY AT CRAIG RANCH, PHASE 3, an Addition to the City of McKinney, Texas, according to the Plat thereof recorded in Book 2006, Page 761 of the Plat Records of Collin County, Texas.**

Filed and Recorded
Official Public Records
Stacey Kemp, County Clerk
Collin County, TEXAS
02/17/2022 03:16:04 PM
\$46.00 DKITZMILLER
20220217000275930



Stacey Kemp