

SUPPLEMENTAL NOTICE OF DEDICATORY INSTRUMENTS
for
MISSION TRACE HOMEOWNERS ASSOCIATION

THE STATE OF TEXAS §
 §
COUNTY OF BEXAR §

The undersigned, being the authorized representative of Mission Trace Homeowners Association (the "Association"), a property owner's association as defined in Section 202.001 of the Texas Property Code, hereby supplements the "Notice of Dedicatory Instruments for Mission Trace Homeowners Association", "Supplemental Notice of Dedicatory Instruments for Mission Trace Homeowners Association" and "Supplemental Notice of Dedicatory Instruments for Mission Trace Homeowners Association" recorded in the Official Public Records of Real Property of Bexar County, Texas under Clerk's File Nos. 20180140046, 20180148832 and 20180200358 (the "Notice"), which Notice was filed of record for the purpose of complying with Section 202.006 of the Texas Property Code.

Additional Dedicatory Instrument. In addition to the Dedicatory Instruments identified in the Notice, the following documents are Dedicatory Instruments governing the Association:

- **Mission Trace Homeowners Association Architectural Standards.**
- **Mission Trace HOA Pool Rules.**

True and correct copies of such Dedicatory Instruments are attached to this Supplemental Notice.

This Supplemental Notice is being recorded in the Official Public Records of Real Property of Bexar County, Texas for the purpose of complying with Section 202.006 of the Texas Property Code. I hereby certify that the information set forth in this Supplemental Notice is true and correct and that the copies of the Dedicatory Instruments attached to this Notice are true and correct copies of the originals.

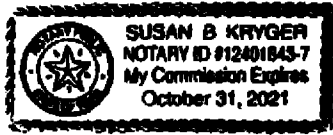
Executed on this 17th day of October, 2018.

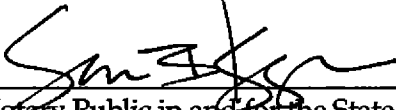
**MISSION TRACE HOMEOWNERS
ASSOCIATION**

By: 
Jane W. Janecek, authorized representative

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

BEFORE ME, the undersigned notary public, on this 17th day of October, 2018 personally appeared Jane W. Janeczek, authorized representative of Mission Trace Homeowners Association, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purpose and in the capacity therein expressed.





Notary Public in and for the State of Texas



ARCHITECTURAL STANDARDS

Standards: are established for use as a rule or basis of comparison in measuring of judging capacity, quantity, content, extend, value, quality, etc.

The Mission Trace Architectural Standards were developed by the Architectural Control Committee (ACC) according to the guidelines and parameters established in the Declaration of Covenants and Restrictions, along with input from homeowners and approval by the HOA Board of Directors.

The Mission Trace Architectural Standards are reviewed and revised as needed with input from homeowners, the Architectural Control Committee and the HOA Board. If you have suggestions for revisions, please email the office at missiontracehoa@gmail.com or bring your input in writing to the HOA Office.

	Table of Contents – Standard Area	Page
1.	Driveway/Sidewalk (General Maintenance and Cleanliness)	3
2.	Exterior Paint (Approved Colors)	3
3.	Exterior Repair/Replacements	3
4.	Exterior Outside Wall Home Lights	4
5.	Exterior Walls/Fencing	4
6.	Exterior Wooden Structures or Visible Patios/Decks	5
7.	Garage Doors	5
8.	Gates	6
9.	Gutters/Downspouts	6
10.	Mailboxes	6
11.	Roof: (colors and composition) Tile and Flat	6
12.	Siding (colors and materials)	7
13.	Window Specifications	8
14.	Other	8
	<ul style="list-style-type: none"> • Awnings (are not approved). Standards are included for the few remaining that were “grandfathered.” 	8
	<ul style="list-style-type: none"> • Glass Bricks (are not approved). Standard is included for the few that were in place prior to these Standards. 	9
	<ul style="list-style-type: none"> • Antennas and Satellite Dishes 	9
	<ul style="list-style-type: none"> • Holiday Décor 	9
	<ul style="list-style-type: none"> • Solar Energy Devices 	9

Architectural Work Request Form Requirements

Any exterior change, repair or home improvement must be reviewed and approved by the HOA Board of Directors before any work begins.

Routine maintenance such as power washing or touch-up painting does not require a work request.

The homeowner must submit to the ACC an Architectural Work Request Form that outlines the scope of work desired. The submission should be detailed in terms of the type of work, materials to be used, colors, etc. Some work requests may require permits by the City of San Antonio.

ACC Work Requests may be submitted online or in hard copy. Forms are available at the office or on the Mission Trace website, www.missiontracehoa.org.

Any home repair or improvement projects not addressed in the standards must also be submitted on an Architectural Work Request Form and submitted to the Architectural Control Committee for review and consideration prior to beginning any work.

All ACC Work Requests should be submitted to the ACC at least two weeks before the next scheduled board meeting to allow for timely review by the committee. This will allow the homeowner to make any revisions requested by the committee prior to Board review. The ACC will review all requests as quickly as possible and submit a recommendation (approval/disapproval) to the HOA Board of Directors for final decision. Upon Board decision, the Architectural Control Chair or Office Manager will notify the homeowner of the Board decision.

The homeowner has 12 calendar months from the Board approval date to **complete** the approved work. Work not initiated within this time period must be resubmitted for approval.

Exterior repair or home improvement that is started without ACC/Board approval is a violation of the HOA Covenants and is subject to legal action that can involve cessation of work, removal of any work started and/or a fine. Homeowners performing unapproved work are liable for legal costs associated with HOA action.

1. Driveway/Sidewalk General Maintenance

- a. It is the Homeowner's responsibility for general maintenance of their driveways (i.e., if the driveway is molded or slippery with any coating and the Homeowner desires the driveway to be cleaned (power washed), it is the Homeowner's responsibility for said maintenance).
- b. If Homeowner maintenance is required on anything under the driveway/sidewalk area (plumbing, utilities such as water, gas, sewer, etc.), it is the responsibility of the Homeowner to repair or ensure repairs are done for any damage done to the driveway/sidewalk upon completion of any maintenance underneath it.

2. Exterior Paint

- a. A selection of approved pastel and dark colors are available in the HOA office or on the Mission Trace website, www.missiontracehoa.org. **These are the only colors that may be used.**
- b. The garage door must be painted with an approved color.
- c. Trim may be of the same or at most one (1) additional approved color.
- d. Front doors may be maintained natural wood color (varnished) or painted an approved color.

3. Exterior Repair/Replacements

- a. Repairs are anything less than 50 percent of the total wall surface of the home. If the percentage of repair is in question, the Architectural Control Committee will make the final determination.
- b. Repaired exterior wall surfaces must be repainted with the current approved color of the home. The complete exterior wall surface must be repainted with an approved HOA color.
- c. A repair of fifty percent (50%) or more is classified as a complete resurfacing and therefore **requires** painting of the entire wall surface with one of the approved HOA wall exterior colors.

4. Exterior Outside Wall Home Lights

- a. To maintain the Spanish motif of Mission Trace, the Spanish tile light fixture that has been in use since Mission Trace's inception **may not be replaced** with a different fixture. Information about obtaining these light fixtures is available in the Mission Trace HOA office.
- b. All use of **flood lights** must be pre-approved. An Architectural Work Request Form must be submitted, and approval must be given by the Mission Trace HOA Board prior to placement. All flood lights must be of low wattage and pointed downward or toward the home to maintain the soft light ambiance of the neighborhood.

5. Exterior Walls/Fencing

- a. All exterior walls/fences including but not limited to the decorative walls, utility enclosures, and patio walls are the responsibility of the homeowner.
- b. All exterior walls/fences must be structurally sound, in good repair and kept clean.
- c. Perimeter walls are special cases of exterior walls and are the responsibility of the homeowner. (Some exceptions exist, and information is available at the HOA office). The following standards apply to perimeter walls:
 - Perimeter walls shall be inspected by the ACC on a semiannual basis. More frequent and specific inspections will be conducted as needed (severe storms, tornadoes, etc.).
 - Changes, revisions or additions to the perimeter fencing must be approved, in writing, by the Board after review by the ACC before any work is started.
 - **Repair** of any currently existing perimeter wall will be with like materials. (Repair is less than 50% of the length of the wall.)
 - Approved replacement products of a perimeter wall are Mission Trace standard brick (Mexican brick), concrete block or Vertical Cedar Board (S4S) on steel posts.

- Fences shall not be higher than six (6) feet. The ACC/Board may approve fencing up to eight (8) feet tall in areas where objectionable development exists on the other side. Fences/walls in excess of six (6) foot height may require city approval.
- Cedar board fencing shall be constructed such that the smooth surface of the fence faces the outside of the property. Support poles and cross beams shall be facing the owner's property as a security necessity.
- Perimeter fencing shall be continuous and will not have a gate to the exterior of the property.
- The fence shall be on the property line.

6. Exterior Wooden Structures on Patios or Decks visible from the outside

- a. All currently constructed wooden structures must be maintained by the Homeowner to prevent rotting.
- b. The Homeowner may use a wood sealer, a natural wood stain or an approved paint color. A list of approved colors is available from the Office Manager or on the Mission Trace website, www.missiontracehoa.org.

7. Garage Doors

- a. Garage doors must be kept in good repair.
- b. Garage doors must be clear of any obstacle in order to close completely.
- c. Routinely, garage doors need to be kept closed, but may be left open temporarily for work in the garage area or when left open a few inches for ventilation.
- d. Garage door replacement **must** be approved by the Architectural Control Committee and be constructed preferably of metal but may be constructed of wood.
- e. The design must continue with the Mission Trace design of garage doors (i.e. solid without windows or doors).

8. Gates

- a. Gates must be maintained by the Homeowner. If a gate is shared with a neighbor, the adjoining Homeowners are responsible for its maintenance.
- b. Homeowners are expected to keep the gate in good repair and painted/sealed/stained as necessary.

9. Gutters/Downspouts

- a. Gutters/Downspouts must be maintained in good repair and attached to the house or removed from the roof.
- b. Gutters/Downspouts must be kept clear of leaves and debris.
- c. Gutters must be painted the same color as the trim of the house.
- d. Downspouts must be painted to match the wall to which it is attached.
- e. Splash pads must be of concrete or plastic, designed to drain water away from the building.

10. Mailboxes

- a. Mailboxes are supplied by the HOA
- b. Mailbox post/framework must be kept cleaned and sealed in accordance with ACC standards.
- c. For repairs to a mailbox or mailbox post/framework, contact the HOA office.

11. Roofing

Tile Roofing Materials

- a. Tile roofing materials will be made from a clay or cement material.
- b. *Repair* of roof tiles must be with a tile matching the existing color and style.

- c. *Replacement* of roof tiles shall be with a Board approved tile. **Current required replacement tile is Crown Tuscany Mission Terra Cotta concrete roof tile.** No other material is routinely approved. Any variance from this requirement must be Board approved.
- d. No flat metal or plastic roofing materials are approved for pitched roofs.
- e. Metal corner and edge flashing is required and must be painted the same color as the trim.

Flat Roofing Materials

- a. Modified Bitumen, TPO and PVC products are approved for replacement of flat roofs. Other products may be considered for approval by the ACC on an individual basis.
- b. If a reinforced membrane material (TPO or PVC) is to be used, a standard **Tan** color is required. White membrane color is not permitted.
- c. All edges of the membrane shall terminate at a metal drip edge and be properly flashed. Metal drip edges shall match existing adjacent surface color. In addition, if gutters are installed, gutters shall match drip edge and fascia colors.
- d. Membrane edges used as flashing that wrap up siding, stucco, brick, chimneys, skylights or similar surfaces shall be finished with painted termination bars. Metal flashing and exposed roofing membrane shall be finished to match existing adjacent surface color.

12. Siding

- a. Materials approved: T111, Hardie Panel and Stucco.
- b. Vertical grooves are required for T111, Hardie Panel.
- c. Four (4) inch groove centers are preferred. Maximum eight (8) inch groove centers may be used.
- d. Fascia board must be of 2x12 cedar. Acc/Board may approve 2x10 cedar if it matches current fascia on home.

- e. Fascia must be painted to match the siding or trim approved color of the house.

13. Window Specification

- a. Grill patterns on any windows facing the street or neighbors' homes must be dark (brown, black) or neutral (bronze, beige) in color, not white. Those homes that have white grill window pane patterns are grandfathered, but no new white grills will be accepted.
- b. Window frame color should be dark (brown, black) or neutral (bronze, beige), not white. Those homes that have white frames are grandfathered, but no new white frames will be accepted.
- c. Glass options allowed are clear or tinted sun control (brown). No other glass color will be accepted or grandfathered and must be replaced by the Homeowner upon notification from the Architectural Control Committee.
- d. Energy-saving window film can be used but must be non-reflective or slightly tinted (brown). No other type of film will be accepted. Window film must be in good repair.
- e. Replacement screens should be dark (brown, black) and in good repair. Ripped or torn screens should be repaired upon notification from the Architectural Control Committee.
- f. No foil or reflective material shall be used on any windows at any time. Any foil or reflective material in use now must be removed by the homeowner upon notification from the Architectural Control Committee.
- g. All windows that are double paned and lose their seal (fogged) shall be repaired upon notification from the Architectural Control Committee.
- h. Any window replacements or additions must be approved by the Architectural Control Committee in writing.

14. Other

- a. **Awnings** are non-standard and not permitted. Awnings that were in place prior to these standards (February 2011) being approved by the Mission Trace Board of Directors are grandfathered, however these awnings are governed by the following standards:

Approved by HOA Board of Directors – September 2018

- Plastic materials are not approved.
 - Awning colors must closely match that of the exterior approved paint colors.
 - Awnings must be permanently mounted to the exterior of the house.
 - Awnings must be maintained in good repair (no holes or frayed edges) or upon request will either be completely removed or repaired. If necessary, the HOA will remove the awning and charge the Homeowner for the cost of removal and a maintenance fee.
 - Awnings will be kept clean. Canvas materials will be kept free of mildew.
- b. **Glass Bricks** are non-standard and are not allowed. Those glass bricks in place prior to these standards are to be maintained (i.e., kept clean and in good condition).
- c. **Antennae and Satellite Dishes:** FCC regulations allow homeowners to install antennas or satellite dishes necessary for reception of programming. Understanding that placement is key for proper reception, the Homeowner is encouraged to place these devices in the **least** visible location on roof or chimney when possible, provided no additional cost is involved for the Homeowner. Old television antennas no longer in use must be removed from the roof.
- d. **Holiday Décor:** All exterior, attached holiday décor, including lighting, may not be used until 30 days prior to the day being celebrated and must be removed no later than 30 days after the official date of the celebrated holiday.
- e. **Solar Energy Devices** may be installed on homes following legislative regulations. The state legislature has passed HB 362 (September 2011) regulating the installation of solar energy devices and certain roofing materials on property. This legislation outlines rights and responsibilities of homeowners wishing to install solar cells. A copy of this legislation is available in the HOA office. Any planned solar energy installation must be submitted to the ACC for review to ensure compliance with the legislative requirements prior to starting the work.

MISSION TRACE HOA SWIMMING POOL RULES

WARNING! NO LIFEGUARD WILL BE ON DUTY AT THE SWIMMING POOLS. FOR EMERGENCIES, DIAL 911.

1. Persons using pool facilities do so at their own risk. The Homeowners Association (MTHOA) assumes no responsibility for accident or injury, or for any lost, stolen, or damaged articles.
2. Pool gates must be locked **at all times**. Gates must be fully closed immediately after entering or leaving pool area.
4. No child under 12 years of age is allowed in the pool area unless accompanied by a person of at least 18 years of age.
5. General pool hours are between 8:00 AM and 11:00 PM. *Adults only* may use the pool beginning at 6:00 AM.
6. No person with a communicable disease may use the pool.
7. No glass containers, or party decorations are allowed in the pool area, please use the park area. No drinking or eating is allowed while in the water. No smoking in pool area.
8. Any person, determined by the sole discretion of MTHOA Management or Board Member to be under the influence of alcohol, will be excluded from the pool area.
9. No running, horseplay, fighting, dangerous conduct, loud music, or conduct disturbing to other residents are allowed in the pool area. If any resident requests a reduction of noise, the homeowner or guest must comply.
10. No diving in either pool is permitted.
11. Upper (adult) pool is for use by persons 18 years or older **only**.
12. Safety equipment is to be used only in case of emergency.
13. Residents are responsible for paying clean-up expenses, repair costs, or any other damages caused by resident or their guests.
14. Only 6 guests per household are allowed unless a reservation has been made with the MTHOA office.
15. No oversized pool toys or watercraft, larger than 3 feet in width and 5 feet in length, are allowed in the pool.
16. All electronics must be kept at least 5 feet from the pool.
17. Children in diapers must wear plastic bottoms over diapers in the pool.
18. Pool chairs, tables and other fixtures must remain in the pool area.

To report any violations of the above pool rules, contact the security guard on duty at 210-690-0585

File Information

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GERARD C. RICKHOFF, BEXAR COUNTY CLERK**

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STATE OF TEXAS, COUNTY OF BEXAR

I hereby Certify that this instrument was eFILED in File Number Sequence on this date and at the time stamped hereon by me and was duly eRECORDED in the Official Public Record of Bexar County, Texas on: 10/17/2018 12:54 PM



Gerard C. Rickhoff
Gerard C. Rickhoff
Bexar County Clerk