

**AFTER RECORDING, PLEASE RETURN TO:**

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

**THIRTEENTH SUPPLEMENTAL  
CERTIFICATE AND MEMORANDUM OF RECORDING  
OF DEDICATORY INSTRUMENTS FOR  
PANTHER CREEK ASSOCIATION OF HOMEOWNERS, INC.**

STATE OF TEXAS           §  
  §  
COUNTY OF COLLIN       §

The undersigned, as attorney for Panther Creek Association of Homeowners, 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:

- ***Panther Creek Estates Community Pool Usage Rules.***  
**(Exhibit A).**

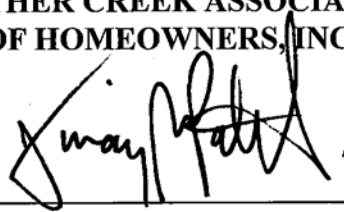
All persons or entities holding an interest in and to any portion of property described on Exhibit B attached hereto are subject to the foregoing dedicatory instrument.

**IN WITNESS WHEREOF**, the Panther Creek Association of Homeowners, Inc. has caused this Thirteenth Supplemental Certificate and Memorandum of Recording of Dedicatory Instruments to be filed with the office of the Collin County Clerk, and serves to supplement that certain

Certificate and Memorandum of Recording of Association Documents for Panther Creek Association of Homeowners, Inc., filed on September 6, 2007, and recorded as Instrument Number 20070906001245030 in the Official Public Records of Collin County, Texas; that certain First Supplemental Certificate and Memorandum of Recording of Association Documents for Panther Creek Association of Homeowners, Inc., filed on February 5, 2008, and recorded as Instrument Number 20080205000140080 in the Official Public Records of Collin County, Texas; that certain Second Supplemental Certificate and Memorandum of Recording of Association Documents for Panther Creek Association of Homeowners, Inc., filed on April 18, 2008, and recorded as Instrument Number 20080418000462700 in the Official Public Records of Collin County, Texas; that certain Third Supplemental Certificate and Memorandum of Recording of Association Documents for Panther Creek Association of Homeowners, Inc., filed on October 9, 2008, and recorded as Instrument Number 20081009001208080 in the Official Public Records of Collin County, Texas; that certain Fourth Supplemental Certificate and Memorandum of Recording of Association Documents for Panther Creek Association of Homeowners, Inc., filed on October 15, 2009, and recorded as Instrument Number 20091015001271050 in the Official Public Records of Collin County, Texas; that certain Fifth Supplemental Certificate and Memorandum of Recording of Association Documents for Panther Creek Association of Homeowners, Inc., filed on January 25, 2010, and recorded as Instrument Number 2010125000076790 in the Official Public Records of Collin County, Texas; that certain Sixth Supplemental Certificate and Memorandum of Recording of Association Documents for Panther Creek Association of Homeowners, Inc., filed on March 28, 2011, as Instrument Number 2011-0328-000318800 in the Official Public Records of Collin County, Texas; that certain Seventh Supplemental Certificate and Memorandum of Recording of Dedicatory

Instruments for Panther Creek Association of Homeowners, Inc., filed on December 27, 2011, as Instrument Number 2011-1227-001388030 in the Official Public Records of Collin County, Texas; that certain Eighth Supplemental Certificate and Memorandum of Recording of Dedicatory Instruments for Panther Creek Association of Homeowners, Inc., filed on June 1, 2012, as Instrument Number 2012-0601-000647040 in the Official Public Records of Collin County, Texas; that certain Ninth Supplemental Certificate and Memorandum of Recording of Dedicatory Instruments for Panther Creek Association of Homeowners, Inc., filed on December 27, 2012, as Instrument Number 20121227001636420 in the Official Public Records of Collin County, Texas; that certain Tenth Supplemental Certificate and Memorandum of Recording of Dedicatory Instruments for Panther Creek Association of Homeowners, Inc., filed on May 10, 2013, as Instrument Number 20130510000645270 in the Official Public Records of Collin County, Texas; that certain Eleventh Supplemental Certificate and Memorandum of Recording of Dedicatory Instruments for Panther Creek Association of Homeowners, Inc., filed on August 29, 2013, as Instrument Number 20130829001225300 in the Official Public Records of Collin County, Texas; and that certain Twelfth Supplemental Certificate and Memorandum of Recording of Dedicatory Instruments for Panther Creek Association of Homeowners, Inc., filed on November 15, 2013, as Instrument Number 20131115001543440 in the Official Public Records of Collin County, Texas.

**PANTHER CREEK ASSOCIATION  
OF HOMEOWNERS, INC.**

By:   
Its: Attorney

STATE OF TEXAS           §  
  §  
COUNTY OF DALLAS       §

BEFORE ME, the undersigned Notary Public, on this day personally appeared Vinay B. Patel, attorney for Panther Creek Association of Homeowners, 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 2nd day of March, 2016.



*Elise Myers*  
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Notary Public, State of Texas

# EXHIBIT A

## Panther Creek Estates Community Pool Usage Rules

1. **NO LIFEGUARD ON DUTY.** Use these facilities at your own risk.
2. **Pool hours are:** 6:00 AM until 9:30 PM
3. **NO VALID POOL CARD NO ACCESS.** Trespassing will **NOT** be tolerated and trespassers may be prosecuted.
4. **CHILDREN UNDER THE AGE OF 15 MUST BE ACCOMPANIED BY AN ADULT 18 YEARS OF AGE OR OLDER.**
5. **Residents 15 or older** may come to the pool alone/unattended.
6. Only residents **18 or older** are allowed to bring guests. Residents in the same household may share a key card. Residents over the age of 18 may have a **maximum of 4 guests** per household. A resident **MUST** accompany guests.
7. The Board reserves the right to ask for proof of identification and residency.
8. The following items are not allowed in pool area: Alcohol, Tobacco, Glass or Breakable Items, Water Balloons, Pets, Bikes, Scooters, Roller Blades/Shoes, Skateboards, Air Mattresses/Large Pool Floats, Footballs/Hard Balls or any other objects/toy deemed a safety hazard.
9. **NO SMOKING OR VAPING** of any kind is allowed in the pool area.
10. Proper swimwear required. No jeans, cut-offs, street clothes or loose clothing allowed for safety reasons.
11. No diving, running, sliding down hand rails, roughhousing or general horseplay that will endanger the safety of others.
12. Children not potty-trained must wear swim diapers while in the pool. Accidents in the pool may require that the pool be closed for 24 hours, per the Texas State Health Department.
13. Persons with skin diseases, open sores or wounds, inflamed eyes, nasal or ear infections or any communicable diseases are not allowed to use the pool.
14. Emergency equipment is to be used for emergencies only. **IN CASE OF EMERGENCY CALL 911.**
15. Access to the equipment area is restricted to authorized personnel.
16. Violations of the pool rules including letting in people without key cards or failure to pay assessments may result in the suspension of pool privileges.

## 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 **Panther Creek Estates, Phase I, an Addition to the City of Frisco, Collin County, Texas, according to the Plat thereof recorded in Cabinet O, Page 407, of the Plat Records, Collin County, Texas; and**
- (b) All lots and tracts of land situated in **Panther Creek Estates, Phase II, an Addition to the City of Frisco, Collin County, Texas, according to the Map thereof recorded in Volume P, Page 585, of the Map Records, Collin County, Texas; and**
- (c) All lots and tracts of land situated in **Panther Creek Estates, Phase III, an Addition to the City of Frisco, Collin County, Texas, according to the Map/Plat thereof recorded in Volume P, Page 279, of the Map/Plat Records, Collin County, Texas; and**
- (d) All lots and tracts of land situation in **Panther Creek Estates, Phase IV, an Addition to the City of Frisco, Collin County, Texas, according to the Map/Plat thereof recorded in Volume P, Page 747, of the Map/Plat Records, Collin County, Texas, Texas; and**
- (e) All lots and tracts of land situated in **Panther Creek Estates, Phase V, an Addition to the City of Frisco, Collin County, Texas, according to the Map/Plat thereof recorded in Volume R, Page 149, of the Map/Plat Records, Collin County, Texas; and**
- (f) All lots and tracts of land situated in **Panther Creek Estates, Phase VI, an Addition to the City of Frisco, Collin County, Texas, according to the Map/Plat thereof recorded as Instrument No. 20060724010003150 of the Map/Plat Records, Collin County, Texas.**



*Stacey Kemp*