

FOURTH SUPPLEMENTAL NOTICE OF DEDICATORY INSTRUMENTS  
*for*  
PRESTONWOOD COUNTRY CLUB CONDOMINIUM ASSOCIATION, INC.

---

THE STATE OF TEXAS       §  
  §  
COUNTY OF DALLAS       §

The undersigned, being the Authorized Representative of Prestonwood Country Club Condominium Association, Inc. ("the Association"), a property owner's association as defined in Section 202.001 of the Texas Property Code, hereby supplements those certain instruments entitled "Notice of Filing of Association Instruments", "First Supplement to Notice of Filing of Association Instruments", "Second Supplement to Notice of Filing of Association Instruments" and "Prestonwood Country Club Condominium Association, Inc. Third Supplement to Notice of Filing of Dedicatory Instruments" recorded in the Official Public Records of Dallas County, Texas under Clerk's File Nos. 1088309, 20080116736, 200900186573 and 201500069230 ("Notice") which Notice was filed of record for the purpose of complying with Section 202.006 of the Texas Property Code.

1. Restrictive Covenants. In addition to the description of the documents imposing restrictive covenants on the Property contained in the Notice, the following documents likewise impose restrictive covenants and the title and recording information for such documents are as follows:
  - a. Documents:
    - (1) Amendment to Condominium Declaration for Prestonwood Country Club Condominiums.
    - (2) Second Amendment to Condominium Declaration for Prestonwood Country Club Condominiums.
  - b. Recording Information:
    - (1) Volume 78029, Page 0316, *et seq.* of the Deed Records of Dallas County, Texas.
    - (2) Volume 78162, Page 0181, *et seq.* of the Deed Records of Dallas County, Texas.
  
2. Other Dedicatory Instrument: In addition to the Restrictive Covenants identified in the Notice and Paragraph 1 above, the following documents are Dedicatory Instruments governing the Association which were previously recorded in the Official Public Records of Real Property of Dallas County, Texas:
  - a. Documents:
    - (1) Prestonwood Country Club Condominium Association, Inc. Amended and Restated Leasing Policy 7/27/2016.

- (2) Prestonwood Country Club Condominium Association, Inc. Rules.

b. Recording Information:

- (1) Dallas County Clerk's File No. 201600225212.
- (2) Dallas County Clerk's File No. 201600226887.

3. Additional Dedicatory Instrument. In addition to the Dedicatory Instruments identified above and in the Notice, the following document is a Dedicatory Instrument governing the Association.

- a. Certificate of Resolution of Board of Managers of Prestonwood Country Club Condominium Association, Inc. (Relating to No Smoking and No Vaping Policy).

A true and correct copy of such Dedicatory Instrument is attached to this Supplemental Notice.

This Supplemental Notice is being recorded in the Official Public Records of Real Property of Dallas 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 copy of the Dedicatory Instrument attached to this Supplemental Notice is a true and correct copy of the original.

Executed on this 6<sup>th</sup> day of June, 2017.

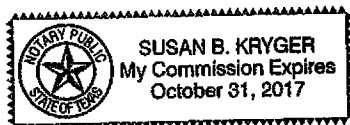
PRESTONWOOD COUNTRY CLUB  
CONDOMINIUM ASSOCIATION, INC.

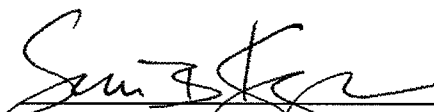
By:

  
Jane W. Janecek, Authorized Representative

THE STATE OF TEXAS     §  
  §  
COUNTY OF HARRIS     §

BEFORE ME, the undersigned notary public, on this 6<sup>th</sup> day of June, 2017 personally appeared Jane W. Janecek, Authorized Representative of Prestonwood Country Club Condominium Association, Inc., 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

**CERTIFICATE OF RESOLUTION**  
*of*  
**BOARD OF MANAGERS**  
*of*  
**PRESTONWOOD COUNTRY CLUB CONDOMINIUM ASSOCIATION, INC.**  
**(Relating to No Smoking and No Vaping Policy)**

---

STATE OF TEXAS           §  
  §  
COUNTY OF DALLAS       §

I, D. J. Traeger, President of Prestonwood Country Club Condominium Association, Inc., a Texas non-profit corporation (the "Association"), certify that at a duly called meeting of the Board of Managers of the Association held on the 31<sup>st</sup> day of May, 2017 with at least a quorum of the Managers being present and remaining throughout, and being duly authorized to transact business, the following resolution was duly made and approved by a majority vote of the Board of Managers:

**RECITALS:**

1. On or about June 10, 1977, that certain instrument entitled "Condominium Declaration for Prestonwood Country Club Condominiums (A Condominium)" was duly recorded in Volume 77112, Page 0006, *et seq.* of the Condominium Records of Dallas County, Texas (the "Declaration") thereby creating the Prestonwood Country Club Condominium.

2. Article IV, Section 3 of the Amended and Restated Bylaws of Prestonwood Country Club Condominium Association, Inc., which were attached to the "First Supplement to Notice of Filing of Association Instruments" recorded in the Official Public Records of Real Property of Dallas County, Texas under Clerk's File No. 20080116736 (the "Bylaws"), provide that the Board of Managers shall have all the powers and duties granted the Board under the Bylaws, Declaration, and state and federal law, including but not limited to establishing, making and enforcing compliance with such reasonable rules and regulations as may be necessary or suitable for the operation, use and occupancy of the condominium project with the right to amend such rules from time to time.

3. Article IV, Section 3.b. of the Bylaws further provides, that the Board of Managers has the authority to establish, make and enforce compliance with reasonable rules and regulations as may be necessary or suitable for the operation, use and occupancy of the condominium project with the right to amend same from time to time.

4. Secondhand smoke from tobacco products, electronic cigarettes, and "vaping" can create a nuisance to the residents of Prestonwood Country Club Condominium.

5. Studies have shown that secondhand smoke can be hazardous to one's health.

6. The Board of Managers desires to adopt a policy prohibiting the smoking of tobacco products and electronic cigarettes of any type and "vaping" in certain areas of the general common elements of Prestonwood Country Club Condominium.

**RESOLUTION:**

BE IT RESOLVED, that the following No Smoking Policy is hereby adopted:

The smoking of tobacco products and electronic cigarettes of any type and "vaping" is prohibited in the swimming pool area, the laundry room, the community meeting room (also known as the club room), and the community restrooms within Prestonwood Country Club Condominiums.

The foregoing resolution replaces and supersedes any prior formal or informal policy relating to the same subject matter.

EXECUTED on this the 31<sup>st</sup> day of May, 2017, to certify the action of the Board of Managers of the Association on the date set forth above. This Policy will be effective upon recording in the Official Public Records of Real Property of Dallas County, Texas.

**PRESTONWOOD COUNTRY CLUB  
CONDOMINIUM ASSOCIATION, INC.**

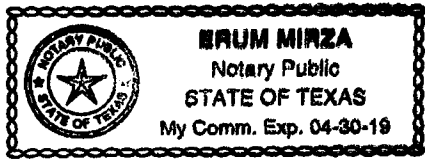
By: \_\_\_\_\_

Printed: J. J. TRAEGER

Its: President

THE STATE OF TEXAS §  
§  
COUNTY OF HARRIS §

BEFORE ME, the undersigned notary public, on this 31<sup>st</sup> day of May, 2017 personally appeared Darrell S Traeger, President of Prestonwood Country Club Condominium Association, Inc., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that s/he executed the same for the purpose and in the capacity therein expressed.



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

**Filed and Recorded  
Official Public Records  
John F. Warren, County Clerk  
Dallas County, TEXAS  
06/07/2017 02:27:56 PM  
\$42.00  
201700159795**

