



MARY LOUISE NICHOLSON
COUNTY CLERK

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PROPERTY MANAGEMENT CO
5751 KROGER DRIVE STE 203
KELLER, TX 76244

Submitter: PROPERTY MANAGEMENT CO

DO NOT DESTROY
WARNING - THIS IS PART OF THE OFFICIAL RECORD.

Filed For Registration: 8/19/2020 2:10 PM

Instrument #: D220205165

OPR 6 PGS \$35.00

By: Mary Louise Nicholson

D220205165

ANY PROVISION WHICH RESTRICTS THE SALE, RENTAL OR USE OF THE DESCRIBED REAL PROPERTY
BECAUSE OF COLOR OR RACE IS INVALID AND UNENFORCEABLE UNDER FEDERAL LAW.

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**SUPPLEMENT TO THE DECLARATION OF
COVENANTS, CONDITIONS & RESTRICTIONS
FOR
REM PARK H.A., INC.**

STATE OF TEXAS)
) **KNOW ALL MEN BY THESE PRESENTS**
COUNTY OF TARRANT)

THIS NOTICE OF SUPPLEMENTAL DECLARATION is made effective from the date of recording by REM PARK H.A., INC. (hereinafter referred to as "Association")

WITNESSETH:

WHEREAS, the Association is the property owners' association created to manage or regulate the planned development covered by the **Declaration of Covenants, Conditions and Restrictions for REMINGTON PARK**; and Declarant desires to supplement said **DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS**;

WHEREAS, Section 202.006 of the Texas Property Code provides that a property owners' association must file each dedicatory instrument governing the association that has not been previously recorded in the real property records of the county in which the planned development is located; and

WHEREAS, the Association desires to record the attached dedicatory instruments in the real property records of **TARRANT County**, Texas, pursuant to and in accordance with Section 202.006 of the Texas Property Code and for the purpose of providing public notice of the following dedicatory instruments affecting the owners of property within **REMINGTON PARK** subdivision ("Owner").

NOW THEREFORE, the dedicatory instruments (Mailbox Policy) attached hereto on Exhibit "A" are originals and are hereby filed of record in the real property records of Tarrant County, Texas, in accordance with the requirements of Section 202.006 of the Texas Property Code.

IN WITNESS WHEREOF, the Association has caused this Notice to be executed by its duly authorized agent as of the date first written above.

REM PARK H.A., INC.

By: *Dawn Kelly*
Name: *Dawn Kelly*
Title: *Property Manager*

ACKNOWLEDGMENT

STATE OF TEXAS

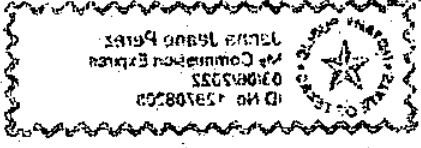
COUNTY OF TARRANT

BEFORE ME, the undersigned authority, on this day personally appeared Dawn Kelly, authorized agent of REM PARK H.A. 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 purposed and consideration therein expressed on behalf of said corporation.

SUBSCRIBED AND SWORN TO BEFORE ME on this 17th day of August, 2020

Janna Jeane Perez
Notary Public of Texas





**EXHIBIT A
REMINGTON PARK HOMEOWNERS ASSOCIATION, INC.
MAILBOX POLICY**

Terms used but not defined in this policy will have the meaning subscribed to such terms in that certain Declaration of Covenants, Conditions and Restrictions, recorded under Cabinet A, Slide 3670, Official Public Records of Tarrant County, Texas, as amended (the "Covenant").

A. DEFINITIONS AND GENERAL PROVISIONS

1. Mailboxes Defined. A Mailbox shall be of an approved standard by the ACC. Currently approved boxes include:

1. Potted Metal box with associated post and supports (original design)
2. Aluminum box with potted metal associated post and supports (later design)
3. Classic Better Box Mailbox with Side Flag (newest approved design)

Item 3, above, is referenced in the RemingtonPark.org website with specifics and ordering details.

Street side mailboxes for residents of Remington Park must remain in good, operational/working condition and must be aesthetically appealing in visual condition.

This includes, but is not limited to, paint finish in good shape (Original black gloss or patina green) or (repainted color of black matte), working front door that matches with the original mailbox, mailbox support arm, 3D brass like numbers (no stickers or vinyl numbers) on both sides, not top or front. Mail flag must be paint in a red (preferred fire engine red).

Boxes must be free-standing, upright, without construction tape, bungees or other items holding said mailbox together unless otherwise noted and approved in current improvement state by the Remington Park ACC.

Realizing that repair and exact replacement of the original mailboxes may be costly, the ACC has approved a more suitable replacement mailbox which may be found on the official Remington Park website at RemingtonPark.org under ANNOUNCEMENTS.

2. Approval Process. The decision of the ACC will be made within a reasonable time, or within the time period otherwise required by the principal deed restrictions which govern the review and approval of improvements. The ACC will approve a mailbox variation on a case by case.

REMINGTON PARK HOMEOWNERS ASSOCIATION, INC.


Duty Authorized Officer/Agent

8/11/2020
Date

Charlotte Kearny
Printed Name

REMINGTON PARK H.A., Inc.
Remington Park Homeowners
Association

Date: July 14, 2020
Time: 7:00 PM
Place: Zoom Videoconference

Meeting called by: Charlotte Keany, President

Type of Meeting: Board of Directors

Minutes

Board Members in Attendance: Charlotte Keany, Bridget Hupp, Walt Mills, Larry Lewis, John Keany, Larry Owens, Randy Lipe, Linda Lipe, Tom Gardner, Michael Love, Vicky Gardner, Brian King, Heather King (Committee Member)

Residents Present: Jennifer, Gregory Anderson, Casey, Robin Waggoner, Robin Landis

CALL TO ORDER – The meeting was called to order at 7:07 PM by Charlotte Keany

Residents introduced themselves.

APPROVAL OF CONSENT AGENDA:

CONSENT AGENDA:

1. Board Meeting Minutes (2/14/20)
2. Treasurer Report (Financials) - Walt Mills
3. Secretary Report – Linda Lipe
4. Ground Maintenance Report – Larry Lewis
5. Pool Maintenance Report – Brian King
6. Architectural Control Report – Randy Lipe
7. City Services Report – John Keany
8. Block Captain Report – Vicky Gardner / nothing to report
9. Social Report – Bridget Hupp / nothing to report

Randy Lipe motioned to approve the Consent Agenda. Mike Love seconded the motion.

NEW BUSINESS:

- Introduction of new BOD members
 - Brian King – Pool & Cabana Committee Chair.
- Introduction of Committee members
 - Heather King leads the Social Media Committee and was appointed to the ACC Committee.
- COVID-19 – Update on pool, social gatherings and pool/tennis court key distribution
 - Pool is open. Reese Lipe is doing weekly cleaning (every Monday & Friday). Brian will be ordering new chaise lounge chairs (2 of 3) and putting up new signage to replace old signs that deteriorated due to weathering (same message). 25% capacity of pool (15 people). Security cameras mentioned but no action taken.
- Construction on Lavaca update and hazards, construction of roundabouts
 - No updates.
- Mail Box Addition to CCRs
 - Walt read the new mailbox policy. Charlotte Keany motion to approve, Tom Gardener second the motion and the policy passed unanimously by the Board.
- Welcoming New Residents – Block Captain Chair
 - Re-engage Committee to do welcome kits either in person or virtually.
 - In the past, Phase I new residents were met in person and we obtained information for the database. As Phase II and Phase III were built and the website became active, people were less willing to give information so people were pointed to the website. To ensure as accurate information as possible, in the fall, we did an “opt in” on the website.
 - Linda Lipe offered to write a new welcome kit that can be distributed either in person by the block captains (after COVID) or virtually and will include information on the website, directory, email blasts, basic rules of RP, pool & cabana key, social media, etc. Vicky Gardner and Charlotte Keany to review and implement.
- Summer Newsletter Input & BOD member highlight
 - Brian King will be the featured Board Member. Linda Lipe will draft newsletter as an end of summer missive.

- Long Term Repairs/Improvements – Bridget Hupp
 - Bridget and Larry made minor adjustments to the Long-term improvements list. It will be reviewed with the Board before prior to finalizing the 2021 budget.

OUTSTANDING BUSINESS AND ACTION ITEMS:

1. Follow up items from April Board Meeting:
Traffic Committee Report – Larry Owens. Crosswalks added, speeding sign at the end of Chestnut Bend. They are replacing the lights at the crosswalk with brighter LED lights. The speeding trailer advises when to have police presence in the neighborhood.
2. Social Committee – Bridget Hupp.
Nothing planned. Once COVID lifts, we will immediately plan an event.
3. Social Media Update – Linda Lipe & Heather King.
Embracing of social media outlets has been good. Every time we issue a newsletter, the requests jump.
4. Cash position – Walt Mills.
Financials show that we are currently below budget. There is one outstanding HOA past-due assessment fee which should be paid in July.
5. Update on Sediment study of pond – Larry Lewis.
Our situation is much better than anticipated. Currently we are in compliance because water does indeed flow. John Satterfield has deemed our ponds are doing well. Dredging is not an immediate need. There is a bacteria that we are researching as an alternate treatment plan. Larry will continue to closely monitor the ponds and adjust our long-term forecasted pond expenditures as needed.
6. Tennis Court Online Reservation System was discussed in response to an email from a resident, Sue Phillips. Walt and Larry will discuss off-line and determine the next steps.
7. Gregory Anderson referred a vendor to resurface the tennis courts. Larry Lewis advised that he currently has a vendor that was selected based on competitive bids.

NEXT BOARD MEETING: Tuesday October 13, 7:00pm, location TBD.

2020 BOARD MEETING DATES:

- Tuesday, January 14
- Tuesday, April 14
- Tuesday, July 14
- Tuesday, October 13
- Tuesday, November 10 – Annual Meeting

MEETING ADJOURNMENT at 8:00pm. Charlotte Keany adjourned the meeting. Linda Lipe second the motion.