

ARC form is Due by May 28<sup>th</sup>, 2024 to ensure compliance with the new guidelines.

Portable freestanding goals must:

- **Be at a minimum of 15 feet from the street located on or adjacent to the Driveway.**
- **Be well-maintained at all times,**
- **No Broken parts**
- **No Excessive scratches**
- **No Damaged Backboards**
- **No Torn Nets**
- **No Rusted Poles**
- **No Metal Chains**
- **Not modified from its original appearance.**
- **Free of any added decals or decorations.**
- **Have no extra weight added on top of the base.**

Denton County  
Juli Luke  
County Clerk

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Instrument Number: 15857

ERecordings-RP

NOTICE

Recorded On: February 16, 2024 04:18 PM

Number of Pages: 3

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" Examined and Charged as Follows: "

Total Recording: \$33.00

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\*\*\*\*\* THIS PAGE IS PART OF THE INSTRUMENT \*\*\*\*\*

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

**File Information:**

Document Number: 15857  
Receipt Number: 20240216000322  
Recorded Date/Time: February 16, 2024 04:18 PM  
User: Debra B  
Station: Station 40

**Record and Return To:**

Corporation Service Company



STATE OF TEXAS  
COUNTY OF DENTON

I hereby certify that this Instrument was FILED In the File Number sequence on the date/time printed hereon, and was duly RECORDED in the Official Records of Denton County, Texas.

Juli Luke  
County Clerk  
Denton County, TX

Grantor: TWO SUNSET POINTE HOMEOWNERS' ASSOCIATION, INC.  
Declaration: 2003-156536, et seq.

**TWO SUNSET POINTE HOMEOWNERS' ASSOCIATION, INC.  
BASKETBALL HOOP GUIDELINES**

**WHEREAS, TWO SUNSET POINTE HOMEOWNERS' ASSOCIATION, INC. (the "Association") is authorized to enforce the covenants contained in the Declaration, the Bylaws, rules and regulations, standards, guidelines and other policies (hereinafter the Declaration, Bylaws, rules and regulations, standards, and guidelines are collectively referred to as the "Governing Documents"); and**

**WHEREAS, pursuant to Section II F of the Residential Design Guidelines for Sunset Pointe (the "Design Guidelines"), recorded as Document No. 2011-124581 in the real property records of Denton County, Texas, the Architectural Review Committee ("ARC") shall have authority to amend the Design Guidelines. There is no limitation on the scope of amendments to the Design Guidelines. The Design Guidelines may be amended to remove requirements previously imposed. Any amendments to the Design Guidelines shall apply to construction and modification commenced after the date of such amendment.**

**WHEREAS, the capitalized terms used herein shall have the meanings given such terms in the Governing Documents, unless expressly defined herein; and**

**WHEREAS in accordance with the Governing Documents, the ARC of the Association held a meeting, and at such meeting each board member was given reasonable opportunity to express the board member's opinion to all other board members and to vote and the board members adopted the following Basketball Hoop Guidelines; and**

**NOW THEREFORE, THE ARC HEREBY RESOLVES THAT, upon this date the following Basketball Hoop Guidelines ("Guidelines") are adopted and amend and replace those guidelines set forth in Sec. III, E. 7. Of the Design Guidelines;**

**7. Recreational Equipment. Permanent freestanding, pole-mounted basketball goals are not allowed in the front yard. Portable freestanding basketball goals are conditionally allowed if placed for play within the side or rear yard and properly stored out of public view when not in use. Placement and use of freestanding goals within the street right-of-way is prohibited. Approval is not required for the installation, of recreational equipment in side and rear yards so long as the equipment is no taller than seven (7) feet. Owners should exercise consideration toward neighbors. Any recreational equipment shall be set back a reasonable distance from adjacent property lines so as to avoid disturbing neighbors.**

Portable freestanding basketball goals may be placed in the front yard following approval by the ARC. The basketball goal must be maintained a minimum of fifteen (15) feet from the street located on or adjacent to the driveway. The basketball goal should be located so that basketballs do not fall into the yard of adjoining homes or cause damage to vehicles or other property or landscaping.

All basketball goals within the neighborhood that are visible from the street or common areas must be well-maintained with no broken parts, excessive scratches, damaged backboards, torn nets, rusted poles, or other visible signs of damage, decay, or neglect.

All basketball goals within the neighborhood must have the following components present, in good repair, and fully functional: backboard; hoop; cloth net (i.e. no metal chains); and proper weighting. The appearance of the backboards shall not be modified from its original appearance. This means, it shall not

have any decals, decorations or stickers added.

Proper weighting is necessary to ensure that the goal will not move or shift during play or weather events, potentially damaging property or persons. Portable basketball goal/hoop systems must be stabilized by filling the base with water or sand according to the manufacturer's instructions. No other form of weighting (examples include but are not limited to stacking cinder blocks, bricks, bagged sand, mulch or gravel on the base of the basketball goal) is acceptable. If the hoop cannot be stabilized following the manufacturer's instructions, it is not suitable for placement in the community. Any additional attachments (such as a ball return) being used permanently on the structure must be approved by the ARC committee.

**TWO SUNSET POINTE HOMEOWNERS' ASSOCIATION, INC.**

By its Architectural Review Committee

By its (title) ARC

By (printed name) Bradley Allen

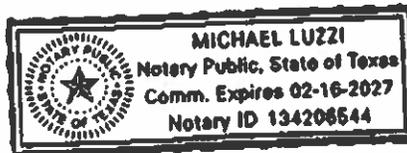
[Signature]  
Signature

STATE OF TEXAS       §  
                                  §  
COUNTY OF DENTON   §

This instrument was acknowledged before me on the 16th day of February, 2024 by Bradley Allen (name), the Chair (title) for the Architectural Review Committee of Two Sunset Pointe Homeowners' Association, Inc.

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

Notary stamp or seal:



AFTER RECORDING RETURN TO:  
Two Sunset Pointe Homeowners' Association, Inc.  
c/o The Kapioltas Law Firm, PLLC  
Attn: Thomas Kapioltas  
2150 S. Central Expressway, Suite 200  
McKinney, Texas 75070