

AFTER RECORDING, PLEASE RETURN TO:

Judd A. Austin, Jr.
Henry Oddo Austin & Fletcher, P.C.
1717 Main Street
Suite 4600
Dallas, Texas 75201

**FOURTH SUPPLEMENTAL
CERTIFICATE AND MEMORANDUM OF RECORDING
OF DEDICATORY INSTRUMENTS FOR
ELEMENTS AT VIRIDIAN HOMEOWNERS ASSOCIATION, INC.
D/B/A ELEMENTS RESIDENTIAL ASSOCIATION**

STATE OF TEXAS §
 §
COUNTY OF TARRANT §

The undersigned, as attorney for Elements at Viridian Homeowners Association, Inc. d/b/a Elements Residential Association, for the purpose of complying with Section 202.006 of the Texas Property Code and to provide public notice of the following dedicatory instruments affecting the owners of property described in Exhibit B attached hereto, hereby states that the dedicatory instruments attached hereto are true and correct copies of the following:

1. ***Elements at Viridian Homeowners Association, Inc. – Policy for Request for Exception to Qualified Occupant Requirement*** (Exhibit A-1).
2. ***Assumed Name Certificate filed with the Office of the Secretary of State of Texas on June 18, 2026*** (Exhibit A-2).

All owners of property set forth on Exhibit B are subject to the foregoing dedicatory instruments until amended by the Board of Directors.

IN WITNESS WHEREOF, Elements at Viridian Homeowners Association, Inc. has caused this Fourth Supplemental Certificate and Memorandum of Recording of Dedicatory

Instruments to be filed with the office of the Tarrant County Clerk, and serves to supplement that certain Certificate and Memorandum of Recording of Dedicatory Instruments filed on May 2, 2024, and recorded as Document No. D224076500 in the Official Public Records of Tarrant County, Texas; that certain First Supplemental Certificate and Memorandum of Recording of Dedicatory Instruments filed on November 19, 2024, and recorded as Document No. D224207852 in the Official Public Records of Tarrant County, Texas; that certain Second Supplemental Certificate and Memorandum of Recording of Dedicatory Instruments filed on December 10, 2024, and recorded as Document No. D224220125 in the Official Public Records of Tarrant County, Texas; and that certain Third Supplemental Certificate and Memorandum of Recording of Dedicatory Instruments filed on March 25, 2025, and recorded as Document No. D225050554 in the Official Public Records of Tarrant County, Texas.

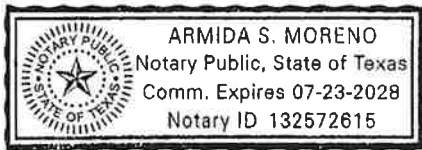
**ELEMENTS AT VIRIDIAN
HOMEOWNERS ASSOCIATION, INC.
D/B/A ELEMENTS RESIDENTIAL
ASSOCIATION**

By: Claudia Lerman-Hemp
Its: Attorney

STATE OF TEXAS §
 §
COUNTY OF DALLAS §

BEFORE ME, the undersigned Notary Public, on this day personally appeared Claudia Zissman-Monzon, attorney for the Elements at Viridian Homeowners Association, Inc. d/b/a Elements Residential Association, known to me to be the person whose name is subscribed on the foregoing instrument and acknowledged to me that she 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 1st day of July 2026.





Notary Public, State of Texas

Exhibit A-1

ELEMENTS AT VIRIDIAN HOMEOWNERS ASSOCIATION, INC.

**POLICY FOR REQUEST FOR EXCEPTION TO
QUALIFIED OCCUPANT REQUIREMENT**

STATE OF TEXAS §
 § **KNOW ALL PERSONS BY THESE PRESENTS:**
COUNTY OF TARRANT §

WHEREAS, the Board of Directors ("*Board*") of Elements at Viridian Homeowners Association, Inc., a Texas non-profit corporation ("*Association*") is the entity responsible for the operation of the Association in accordance with and pursuant to that certain Declaration of Covenants, Restrictions and Easements for Elements at Viridian, recorded as Instrument No. D218210017 in the Official Public Records of Tarrant County, Texas, including any amendments or supplements thereto (collectively, the "*Declaration*"); and

WHEREAS, Article III, Section 3.2 of the Declaration governs occupancy of Units; and

WHEREAS, pursuant to authority set forth in Article III, Section 3.2 of the Declaration, the Board may adopt and publish rules and policies for considering and granting requests with regard to the occupancy of Units; and

WHEREAS, the Board has and does hereby find the need to establish rules, regulations, and procedures for the occupancy of Units and finds it in the best interest of the Association to promulgate the following Policy for Request for Exception to Qualified Occupant Requirement ("*Policy*").

NOW THEREFORE BE IT RESOLVED that the following requirements are hereby established, and the following procedures are hereby adopted to be observed in furtherance of the Policy of the Association:

(a) Request for and Notice of Intent of Occupancy: Whenever an occupant—who does not meet the definition of a Qualified Occupant under Article III, Section 3.2(a) of the Declaration—desires to occupy the unit of an Owner, the Owner shall deliver to the current management company a written request to allow the occupant to occupy the unit and shall, at the Owner's sole cost and expense, submit to the Board an Occupant Information Form which will include, but is not limited to, the following information:

- (i) The commencement date and term of the occupancy;
- (ii) The make, model, and license plate number of each vehicle to be kept on the Property;

- (iii) The name, telephone number, email address, and current address of the prospective occupant(s);
- (iv) The number of occupants that will occupy the unit; and

The Board may, in its sole and absolute discretion, request additional information to evaluate the request for occupancy.

- (b) Response to Occupancy Request by Board of Directors. The Board shall review the information provided and respond to any such request within ten (10) calendar days after receipt of such request and all information required to accompany such request. The Board reserves broad authority to grant or deny any request submitted under the terms hereof. Any response by the Board may be delivered to the Owner by hand-delivery, US mail or electronic mail.

IT IS FURTHER RESOLVED that with the understanding this Policy is effective upon its filing with the office of the county clerk, and shall remain in force and effect until revoked, modified, or amended by the Board.

IN WITNESS WHEREOF, the Board has caused this Policy to be executed by its duly authorized representative on this 10th day of June 2026

**ELEMENTS AT VIRIDIAN
HOMEOWNERS ASSOCIATION, INC.,
a Texas non-profit corporation**

By: _____

Its: President