

***** Electronically Recorded Document *****

Johnson County

Becky Ivey
Johnson County Clerk
Cleburne, TX

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THIS PAGE IS PART OF THE INSTRUMENT



I hereby certify that this instrument was filed on the date and time stamped hereon and was duly recorded in the Volume and Page of the named records in Johnson County, Texas.

Any provision herein which restricts the sale, rental or use of the described Real Estate because of color race is invalid and unenforceable under Federal law.

BECKY IVEY, COUNTY CLERK
JOHNSON COUNTY, TEXAS

**NOTICE OF FILING OF DEDICATORY INSTRUMENTS
FOR
HOA OF SPRING RANCH, INC.**

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

THIS NOTICE OF DEDICATORY INSTRUMENTS FOR HOA OF SPRING RANCH, INC. ("Notice") is made the 1st day of November 2019 by the HOA OF SPRING RANCH, INC. ("Association").

WITNESSETH:

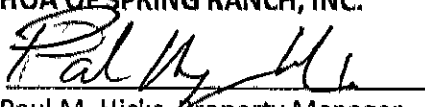
WHEREAS, the Association is the property owners' association created to manage or regulate the planned development covered by the Declaration of Covenants, Conditions, and Restrictions for Spring Ranch; and

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 Johnson County, Texas, pursuant to and in accordance with Section 202.006 of the Texas Property Code.


NOW THEREFORE, the dedicatory instrument attached hereto is an original and is hereby filed of record in the real property records of Johnson 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.

HOA OF SPRING RANCH, INC.

Paul M. Hicks, Property Manager

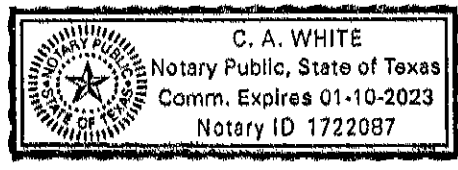
Before me, the undersigned authority, on this day personally appeared Paul M. Hicks, Property Manager of HOA of SPRING RANCH, Inc., a Texas corporation, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that he had executed the same as the act of said corporation for the purpose and consideration therein expressed, and in the capacity therein states.

Given under my official hand and seal this 1st day of November, 2019.



Notary Public, State of Texas

AFTER RECORDING, PLEASE RETURN TO:
GloboLink Management
PO Box 1532
Keller, TX 76244-1532



HOA OF SPRING RANCH, INC.

ENFORCEMENT GUIDELINES

After careful consideration of the issues, the Board of Directors has voted to enforce the covenants by the imposition of fines when necessary, subject to the procedures set forth herein which contains provisions to minimize the hardships of compliance. These procedures shall be as follows:

Construction Issues

(includes residential structures, fences, accessory buildings, pools, and all other property modifications):

- 1) All new construction and property modifications must be approved in writing by the Architectural Control Committee (ACC). All submissions will be reviewed by the ACC and notice will be provided to the member of the ACC's decision. Upon approval of the property modification, member can begin construction.
- 2) All members beginning projects without prior approval will be assessed a \$150 fine, notified in writing to stop immediately and provide a Property Modification submission to the ACC. Failure to do so within seventy-two (72) hours of receipt of the letter will result in additional fines of \$25.00 per week. The ACC may also pursue legal means to remove any completed construction to date.
- 3) Should a member submit a Property Modification in response to a violation letter, the start and completion dates must be adhered to if approval is given. Failure to adhere to approved start and completion dates may result in fines being implemented.

Mowing, Weeding, General Appearance Issues

Each Owner is required to mow and maintain the landscaping and vegetation on his or her Lot (including the area between the street pavement and the Lot's property lines) in such a manner as to control weeds, grass and/or other unsightly growth at all times. If after ten (10) days prior written notice an Owner shall fail to (I) control weeds, grass and/or other unsightly growth; (II) remove trash, rubble, building and construction debris; or (III) exercise reasonable care or conduct to prevent or remedy an unclean, untidy or unsightly condition, the Association shall have the easement, authority and right to go on to said Lot for the purpose of mowing and cleaning said Lot on each respective occasion of such mowing or cleaning, and the costs thereof shall be assessed against the Lot of the offending Owner, who shall be given written notice thereof specifying the amount of assessment and demanding payment within thirty (30) days of said notice.

Any property with a violation consisting of any of the items shown above will receive a written notice stating the intent of the HOA to rectify the problem within 10 days. If the owner does not contact the HOA prior to the deadline, the HOA will enter the property and rectify the problem. The initial notice will state the cost to the owner, should this occur.

Pet Issues

From Article VII, Paragraph I. ... *Pets must be restrained or confined on the homeowner's back lot inside a fenced area or within the house. ... All animals must be properly tagged for identification.*

For pet issues not in compliance with this subsection the following procedures will be applied on a calendar basis (January 1 to December 31).

1st Violation - Owner will be notified of the violation by e-mail and/or USPS.

2nd Violation - Owner will be notified of the violation by e-mail and/or USPS.

3rd or more Violation – A fine of \$25 per occurrence will be charged to the owner. Owner will be notified of the violation by e-mail and/or USPS.

All other pet violations related to Article VII, Paragraph I will be handled according to the section *All Other Violations* detailed below.

All Other Violations

1) Owner will be notified of the violation by e-mail and/or USPS with 7 days being given to contact the management company with a resolution. The management company's contact information will be provided in the letter.

2) If no response is received within the 7 day timeframe, a second notice, allowing the Owner to respond within seventy-two (72) hours of receipt of the letter, will be mailed.

3) If no response is received after receipt of the second letter, a fine in the amount of \$25 per week will commence until the violation is remedied.