

**Billable Pages: 5**  
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FILED AND RECORDED – REAL RECORDS	CLERKS COMMENTS
<b>On:</b> 05/21/2021 at 02:24 PM  <b>Document Number:</b> <u>2021-0020128</u>  <b>Receipt No:</b> <u>21-16412</u>  <b>Amount:</b> \$ <u>42.00</u>  <b>Vol/Pg:</b> <u>V:7006 P:212</u>	E-RECORDING     County Clerks Memo Portions of this document not reproducible when recorded

The seal of the State of Texas is a circular emblem. It features a five-pointed star in the center, surrounded by a wreath. The words "THE STATE OF TEXAS" are inscribed around the perimeter of the seal.

**STATE OF TEXAS**  
**COUNTY OF KAUFMAN**

I hereby certify that this instrument was filed on the date and time stamped hereon by me and was duly recorded in the Official Public Records of Kaufman County, Texas.

Saura A. Hughes

**Laura Hughes, County Clerk**

**Recorded By:** Maribel Vazquez, Deputy

**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.**

**Record and Return To:**

SILVER STAR TITLE, LLC DBA SENDERA TITLE  
1409 SUMMIT AVENUE  
FORT WORTH, TX 76102



**NOTICE OF FILING OF DEDICATORY INSTRUMENT FOR  
TRAVIS RANCH PROPERTY OWNERS ASSOCIATION, INC.**

**STATE OF TEXAS**

**COUNTY OF KAUFMAN**

**This Notice of Filing of Dedicatory Instruments for the Travis Ranch Property Owners Association, Inc., ("Notice") is made by and on behalf of the Travis Ranch Property Owners Association, Inc. (the "Association").**

**RECITALS:**

**WHEREAS, the Association is a property owners association as defined in Section 202.001(2) of the Texas Property Code; and**

**WHEREAS, The Association is governed by a dedicatory instrument, which covers the property described therein entitled Declaration of Covenants, Conditions and Restrictions for Travis Ranch Property Owners Association, Inc., filed or to be filed in the Real Property Records of Kaufman County, Texas (the "Declaration"), as such may be amended, supplemented and/or corrected from time to time; and**

**WHEREAS, Section 202.006 of the Texas Property Code requires a property owners association to file the dedicatory instrument in the Real Property Records of each county in which the property to which the dedicatory instrument relates is located; and**

**WHEREAS, the Association desires to file a Notice by adding the instruments attached hereto herein adopted by the Association. The attached instrument once filed shall supersede all previously recorded pool rules on file if applicable.**

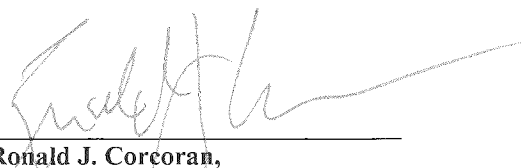
**NOW THEREFORE, the Association files true and correct copies of the following instruments of the Association which are attached hereto:**

- 1. Pool Rules**
- 2. Roller Hockey Rules**

**IN WITNESS WHEREOF, the undersigned agent Travis Ranch Property Owners Association, Inc., certifies that, to the best of his/her knowledge, as of the effective date of this Notice of Filing of Dedicatory Instrument that the foregoing instruments are a true and correct copy of the current instruments of the Association.**

**[Signature follows on next page]**

**Travis Ranch Property Owners Association, Inc.,**

By:   
**Ronald J. Corcoran,**  
**Duly Authorized Managing Agent**

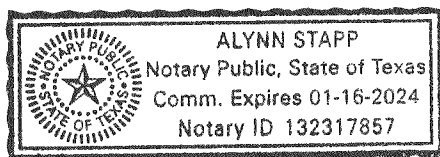
**May 19, 2021**


**STATE OF TEXAS**

**COUNTY OF DALLAS**

Before me, the undersigned authority, a Notary Public in and for said county and state, on this day personally appeared Ronald J. Corcoran, a duly authorized managing agent for Travis Ranch Property Owners Association, Inc., known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and consideration therein expressed, in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 19 DAY OF May, 2021.



  
Notary Public in and for the State of Texas

**After Recording Return To:**  
**Essex Association Management, LP**  
**1512 Crescent Drive, Suite 112**  
**Carrollton, Texas 75006**

# SWIMMING POOL RULES AND REGULATIONS

**HOURS OF OPERATION: 9AM - 9PM Daily**

**Violators of pool rules will be reported and pool privileges could be suspended**

## **NO LIFEGUARD ON DUTY SWIM AT YOUR OWN RISK**

- The Association assumes no responsibility for any personal injury to any guest
- The Association assumes no responsibility for the loss, theft or damage to personal property or effects left in the pool area
- An Adult, age 18 or above **MUST** accompany children under 16 years of age
- A working key card is required to enter the pool area
- Do NOT share your key card with anyone
- Do NOT open the gate for anyone who arrives at the pool without a working key card
- Keep all gates closed at all times. Climbing over the fence or gate is prohibited
- With exception to ADA, animals are not allowed in the pool area
- Homeowners are allowed up to four (4) guests. Guest(s) must be accompanied by a homeowner
- Glass bottles and alcoholic beverages, and drugs are prohibited in the pool area
- Smoking (including vaping) is prohibited in the pool area
- No glass containers allowed in the pool area
- Bikes, scooters, hover boards, and roller blades are prohibited
- Pool furniture is not allowed in the pool
- Proper swimwear is required. Cut offs are not allowed
- Babies/toddlers must wear swim diapers while in the pool area
- No rafts or other flotation devices are allowed
- No running, jumping, diving, tag games, 'cannon-balling' or boisterous play of any kind is permitted inside the pool area
- Oils/lotions clog the pools filters; please use as minimally as possible
- Persons with cuts, skin abrasions or communicable diseases shall not enter the pool
- Safety equipment may NOT be used as toys or floats at any time
- Pool area must be kept clean and neat at all times

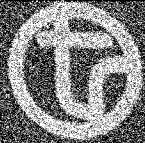
Vandalism in the pool area will NOT be tolerated. This includes but is NOT limited to damaging pool furniture, throwing furniture in the pool, throwing rocks or stones into the pool and stopping up plumbing. Please report any acts of vandalism to the local police department

**Emergency Dial 911**

**HOA Emergency Number: 888-740-2233**

**Managed by Essex Association Management, L.P.**

**[www.Essexhoa.com](http://www.Essexhoa.com)**



**TRAVIS  
RANCH**

## ROLLER HOCKEY: RULES & REGULATIONS

### GENERAL RULES

- No player conduct is allowed on or around the rink.
- No checking, tripping, or fouling of players. Violators will be asked to leave.
- No fighting.
- Only roller hockey skates are to be used on the rink surface.
- Children under 18 years of age are required to wear protective headgear and mouthpiece.
- No glass or metal. This is a proven safety improvement using the riskiest roller skates and immediately one of the skates must be removed prior to re-entry of the rink.
- No smoking or drinking on the rink.
- All players are required to be insured.
- No food or drink.
- Merchandise and related parties only.
- Nonmembers and guests require an ID card while using rinkside areas.

### COURTESY TO ALL PLAYERS

- If a game is in progress and community residents agree to play, the one player should bring with the game to progress and by either:
  - If one of the teams scores two consecutive goals or
  - If a player has minutes of service.
- New players are then allowed to play the "winner" or new player should be chosen with the scoring player serving as captain.
- If players are waiting, players are invited either to join both scoring 5 points in the rinkside (skaters and scorers first), "winners" play and the players who waited are allowed to play. The team that lost their wait until the end game is over (5 points in the rinkside).

### TEAM PRACTICE RULES

- The sponsoring Travis Ranch adult program is responsible for ensuring all rules are followed.
- An adult from Travis Ranch must be present and participate in the team practice. The practice is limited to one hour.
- If other Travis Ranch residents arrive after practice has started, the practicing team can find the rink for no longer than one hour.
- If Travis Ranch residents are present and using the facility after the team practice, the team should wait until residents are finished and leave the rink side or the non-team residents may be invited to practice. Just because a team calls for a practice at a specific time does not guarantee the team access to the rink side.
- Before, during and after practice, all team members must wear appropriate and protective equipment while in the rink.
- No practice after dark.
- Any and all team events must be approved or vetoed by the RHA.

There is a maximum fee of \$1000 for any damage to any of the above rules.

If in this facility or at the user's risk. The Travis Ranch RHA assumes no liability from user's use of this facility.

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Filed for Record in Kaufman County TX  
05/21/2021 02:24:51 PM