

STATE OF TEXAS

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COUNTY OF KAUFMAN

**POLICY RESOLUTION OF THE
BOARD OF DIRECTORS OF
THE TRAVIS RANCH PROPERTY OWNERS ASSOCIATION, INC.
REGARDING THE CLARIFICATION OF THE DEFINITION OF
AN “ANNOYANCE, NUISANCE, OR THREAT”**

WHEREAS, the Board of Directors of the Travis Ranch Property Owners Association, Inc. (the “*Board*”) is the entity responsible for the operation of the Travis Ranch Property Owners Association, Inc. (the “*Association*”) in accordance with and pursuant to that certain Amended and Restated Declaration of Covenants, Conditions and Restrictions for Travis Ranch, recorded on March 13, 2024, as Instrument No. 2024-0007220 of the Official Public Records of Kaufman County, Texas, including amendments and supplements thereto (the “*Declaration*”) and the Bylaws of the Travis Ranch Property Owners Association, Inc. (the “*Bylaws*”); and

WHEREAS, pursuant to the Declaration and Bylaws the Board is authorized to adopt rules pertaining to the use and enjoyment of the Property within the community; and

WHEREAS, the Board has determined the need to promulgate rules to clarify the definition of an “annoyance, nuisance, or threat” within the community as it relates to Section 7.7 of the Declaration; and

WHEREAS, a meeting of the Board was held on the 8TH day of JANUARY, 2025 (the “*Meeting*”); and

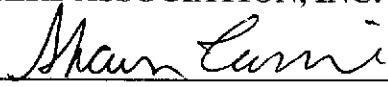
WHEREAS, a quorum of the Directors was present at the meeting; and

WHEREAS, a motion was made, and duly seconded, to adopt the Annoyance, Nuisance, and Threat Clarification Policy, attached hereto as Exhibit "1", in accordance with the authority provided the Board under the Declaration and the Bylaws.

NOW, THEREFORE, KNOW ALL PERSONS BY THESE PRESENTS that the Board has resolved to adopt, and does hereby adopt, the Annoyance, Nuisance, and Threat Clarification Policy attached hereto as Exhibit "1".

IT IS FURTHER RESOLVED, that such Policy shall be filed of record with the Office of the Kaufman County Clerk and shall become effective upon notification to the Owners of property subject to the Declaration of the adoption thereof by: (i) posting same on the Association's website, and (ii) forwarding a copy of the Policy to those Owners who have registered an electronic mail address with the Association.

**TRAVIS RANCH PROPERTY
OWNERS ASSOCIATION, INC.**

By: 
President

Date: 04-29-2025

Exhibit "1"

TRAVIS RANCH PROPERTY OWNERS ASSOCIATION, INC.
ANNOYANCE, NUISANCE, AND THREAT CLARIFICATION POLICY

Pursuant to Section 7.7 of the Declaration, the Board has the sole authority to determine what constitutes an "annoyance, nuisance, or threat" within the community. To better provide the Owners with an understanding of how the Board defines an "annoyance, nuisance, or threat" as utilized in Section 7.7 of the Declaration, the Board hereby adopts the following definition for an "annoyance, nuisance, or threat":

- Prostitution
- Obscenity
- Engaging in organized criminal activity
- Delivery, possession, manufacture, or use of a controlled substance
- Discharge of a firearm in a public space
- Reckless discharge of a firearm
- Commercial manufacture, distribution, or exhibition of obscene material
- Aggravated assault or sexual assault
- Robbery
- Unlawful carrying of weapons
- Murder
- Sexual abuse of a child
- Massage therapy or services in violation of the Texas Occupations Code
- Alcohol violations
- Gang activity
- Fighting
- Riots
- Any and all other items the Board determines, on a case-by-case basis, to be an "annoyance, nuisance, or threat" to the community.

The Declarant, the Association, and their respective directors, officers, committees, agents, and employees are not providers, insurers, or guarantors of security within the Property and serve no law enforcement function. Each Owner and Resident shall provide security for his own person and property and assumes all risks for loss or damage to same. The Association serves no law enforcement function and strongly encourages Owners to report any suspected or alleged violations of law by any other Owner or occupant or guest on the Property to the appropriate law enforcement agencies.

This Policy does not fully encompass all definitions, meanings, and interpretations of "annoyance, nuisance, or threat" to the community, as determined by the Board. This Policy shall be effective as of the date of filing with the Kaufman County Clerk, and shall remain in force and effect until revoked, modified, amended, or rescinded by the Board.