

**Kaufman County
Laura Hughes
County Clerk**

Instrument Number: 2025-0016903

Billable Pages: 5
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FILED AND RECORDED – REAL RECORDS	CLERKS COMMENTS
On: 05/29/2025 at 11:38 AM Document Number: <u>2025-0016903</u> Receipt No: <u>25-15075</u> Amount: \$ <u>41.00</u> Vol/Pg: <u>V:8996 P:389</u>	E-RECORDING



**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.

Laura A. Hughes

Laura Hughes, County Clerk

Recorded By: Maribel Torres, 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 Travis Ranch Property Owners Association, Inc., (“Notice”) is made by and on behalf of Travis Ranch Property Owners Association, Inc., (the “Association”) to be effective as of this 1st day of May 2025.

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 Travis Ranch Property Owners Association, Inc., 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.

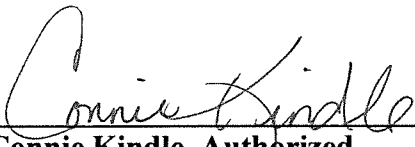
NOW THEREFORE, the Association files true and correct copies of the following instruments of the Association which are attached hereto:

- **Resolution of the Board of Directors – Clarification of Definitions**

IN WITNESS WHEREOF, the undersigned agent of 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]

Executed this 1st day of May 2025.

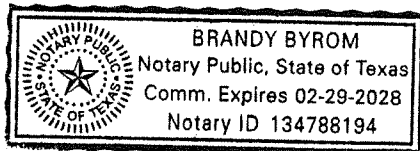
By: 
**Connie Kindle, Authorized
Representative, Essex Association
Management L.P., Its Managing
Agent.**

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 Connie Kindle, Authorized Representative, Essex Association Management L.P., on behalf of 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 1ST DAY OF MAY 2025.





**Notary Public in and for the State of
Texas**

STATE OF TEXAS §
 §
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

**POLICY RESOLUTION OF THE BOARD OF DIRECTORS OF THE
TRAVIS RANCH PROPERTY OWNERS ASSOCIATION, INC.**

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: Shawn Lanni
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.

POLICY RESOLUTION OF THE BOARD OF DIRECTORS OF THE
TRAVIS RANCH PROPERTY OWNERS ASSOCIATION, INC.

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