

**NOTICE OF FILING OF DEDICATORY INSTRUMENT FOR
THE HOMESTEAD AT OWNSBY FARMS HOMEOWNERS ASSOCIATION INC.**

STATE OF TEXAS

COUNTY OF COLLIN

This Notice of Filing of Dedicatory Instruments for The Homestead at Ownsby Farms Homeowners Association Inc., (“Notice”) is made by and on behalf of The Homestead at Ownsby Farms Homeowners 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 The Homestead at Ownsby Farms Homeowners Association Inc., filed or to be filed in the Real Property Records of Collin County, Texas (the “Declaration”), as The Homestead at Ownsby Farms Homeowners 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:

- 1. Resolution changing Assessment due dates to semi-annually.**

IN WITNESS WHEREOF, the undersigned agent of The Homestead at Ownsby Farms Homeowners 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]

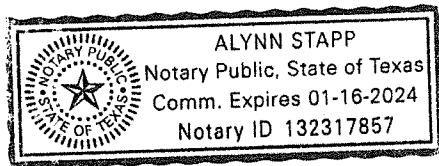
By: Connie Kindle
Connie Kindle, Authorized Signor,
On behalf of Essex Association Management
L.P., Its Managing Agent.

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 Signor, Essex Association Management L.P., on behalf of The Homestead at Owsby Farms Homeowners 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 3 DAY OF January, 2023.



Alynn Stapp
Notary Public in and for the State of Texas



**THE
HOMESTEAD**
at Ownsby Farms

DEDICATORY INSTRUMENT

**ADMINISTRATIVE RESOLUTION
PROCEDURES RELATIVE TO ASSESSMENTS**

RELATING TO COLLECTION OF ROUTINE ANNUAL ASSESSMENTS

WHEREAS, Article VI, Section 6.1 Powers of the Bylaws contains language assigning certain powers, duties, and rights to the Board of Directors including, but not limited to, the right to fix the amount of the Assessments against each Lot in advance of each annual Assessment period and to exercise such other and further powers or duties as provided in the Declaration or Bylaws; and

WHEREAS, Article X, Section 10.8 appoints the right, if the Board so elects, to order Assessments to be paid in monthly, quarterly, or semi-annual installments; and

WHEREAS, under Chapter 209 of the Texas Property Code the Association has the right and responsibility to adopt and amend provisions by Dedicatory Instrument for the establishment, maintenance, and operation of the Association.

NOW THEREFORE, BE IT RESOLVED that the following order relating to the collection of routine annual Assessments shall be as follows:

I. ANNUAL ASSESSMENT COLLECTIONS

A. Effective January 01, 2023, routine annual Assessments shall be due and payable in advance on a Semi-Annual basis with one-half the annual Assessment being due on the first (1st) day of January and the second and final amount of the annual Assessment due being paid on the first (1st) day of July of each year. Payments not made within the month they are due shall be considered late and shall be subject to those collection actions as set forth in the Association's covenants and policies.

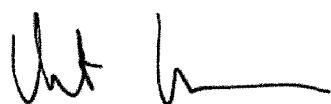
B. As the Board has the authority to set the due dates of the assessments pursuant to Article X, Section 10.8 of the Declaration, if payment in full is not received by the Managing Agent within the allotted time allowed, the Managing Agent shall commence with collection actions up to and including referral to the Association's legal counsel for further collection action, notwithstanding, only after proper approval from the Board in executive session has been received.

[Signature Page Follows this Page]



Executed to be effective as the 1st day of January 2023. This document may be signed in multiple counterparts and shall be recorded in the county or counties in which The Homestead at Owsby Farms Homeowners Association, Inc. resides.

_____/_____/2022
Brock Babb, President


_____/_____/2022
Victor Tannous, Secretary


_____/_____/2022
Mathew Eberius, Member 1

**Collin County
Honorable Stacey Kemp
Collin County Clerk**

Instrument Number: 2023000001956

eRecording - Real Property

NOTICE

Recorded On: January 06, 2023 04:09 PM

Number of Pages: 5

" Examined and Charged as Follows: "

Total Recording: \$38.00

******* THIS PAGE IS PART OF THE INSTRUMENT *******

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.

File Information:

Document Number: 2023000001956
Receipt Number: 20230106000433
Recorded Date/Time: January 06, 2023 04:09 PM
User: Donna F
Station: Station 12

Record and Return To:

Simplifile



**STATE OF TEXAS
COUNTY OF COLLIN**

I hereby certify that this Instrument was FILED In the File Number sequence on the date/time printed hereon, and was duly RECORDED in the Official Public Records of Collin County, Texas.

Honorable Stacey Kemp
Collin County Clerk
Collin County, TX