

**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 Increasing Acquisition Assessments.**

**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]**

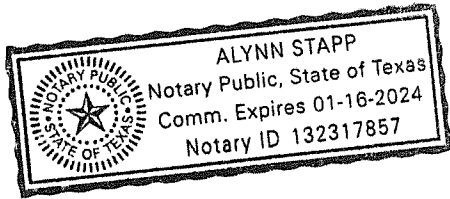
By: Connie Kindle  
Connie Kindle, Authorized Signor,  
On behalf of Essex Association Management  
L.P., Its Managing Agent.

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 Ownsby 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



**DEDICATORY INSTRUMENT**

**ADMINISTRATIVE RESOLUTION  
PROCEDURES RELATIVE TO  
ACQUISITION ASSESSMENT**

**RELATING TO COLLECTION OF ACQUISITION ASSESSMENT**

WHEREAS, Article X, and Article XI, and particularly, Section 11.1.12 provide for the Board's right to exercise rights granted to it, whether expressly written or reasonably implied, and empowers the Board to take any action reasonably necessary to effectuate any such right or privilege.

WHEREAS, the Board, during consideration of the 2023 fiscal year budget, determined that neither the current Assessment amount nor the Acquisition Assessment amount collected would be sufficient to sustain the Association and its operations; 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 Acquisition Assessments is hereby adopted and shall be as follows:

**I. ACQUISITION ASSESSMENT COLLECTIONS**

A. Effective December 01, 2022, Acquisition Assessments collected as the result of any sale or transfer of title shall increase from Three Hundred Fifty and NO/100 Dollars (\$350.00) to Five Hundred and NO/100 Dollars (\$500.00). Acquisition Assessments are in addition to and not in lieu of any other assessment provided for in the Declaration.

B. If for any reason payment of the Acquisition Assessment is not paid at the time of sale or transfer of a Lot, the amount due shall be added to the Owner's account and shall be payable to the Association and subject to collections as any other assessment owed to the Association.

C. This Resolution of the Board has no significant or immediate impact on current Class A Members; therefore, the Board shall instruct the recording of this Resolution and the recorded version shall be placed on the Association's website and e-mail blasted to all registered owners of record. The Managing Agent shall deliver copies to the Resale Department who shall, in turn, implement the increase to the Acquisition Assessment effective December 01, 2022. Unless the Board of Directors instructs otherwise, the funds from Acquisition Assessments shall be deposited to the Operations Account of the Association for use.

[Signature Page Follows this Page]



Executed to be effective as the 1<sup>st</sup> day of December 2022. This document may be signed in multiple counterparts and shall be recorded in the county or counties in which The Homestead at Ownsby Farms Homeowners Association, Inc. resides.

\_\_\_\_\_/\_\_\_\_\_/2022  
Brock Babb, President

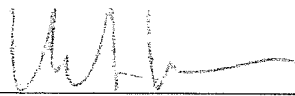
\_\_\_\_\_/\_\_\_\_\_/2022  
Victor Tannous, Secretary

  
\_\_\_\_\_/11/10/2022  
Mathew Eberius, Member 1



Executed to be effective as the 1<sup>st</sup> 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 Ownsby Farms Homeowners Association, Inc. resides.

\_\_\_\_\_/\_\_\_\_\_/2022  
Brock Babb, President

  
\_\_\_\_\_/11 / 10 /2022  
Victor Tannous, Secretary

\_\_\_\_\_/\_\_\_\_\_/2022  
Mathew Eberius, Member 1

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

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**Instrument Number:** 2023000001954

eRecording - Real Property

NOTICE

Recorded On: January 06, 2023 04:07 PM

Number of Pages: 6

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**" Examined and Charged as Follows: "**

Total Recording: \$42.00

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**\*\*\*\*\* 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: 2023000001954  
Receipt Number: 20230106000429  
Recorded Date/Time: January 06, 2023 04:07 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