

Denton County
Juli Luke
County Clerk

Instrument Number: 195110

ERecordings-RP

NOTICE

Recorded On: October 22, 2021 03:19 PM

Number of Pages: 6

" Examined and Charged as Follows: "

Total Recording: \$46.00

***** 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: 195110
Receipt Number: 20211022000669
Recorded Date/Time: October 22, 2021 03:19 PM
User: Meredith K
Station: Station 38

Record and Return To:

Simplifile



STATE OF TEXAS
COUNTY OF DENTON

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 Records of Denton County, Texas.

Juli Luke
County Clerk
Denton County, TX

**NOTICE OF FILING OF DEDICATORY INSTRUMENT FOR
WINN RIDGE HOMEOWNERS ASSOCIATION, INC.**

STATE OF TEXAS

COUNTY OF DENTON

This Notice of Filing of Dedicatory Instruments for the Winn Ridge Homeowners Association, Inc., (“Notice”) is made by and on behalf of the Winn Ridge 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 Winn Ridge Homeowners Association, Inc., filed or to be filed in the Real Property Records of Denton 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.

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

- 1. Resolution of the Board of Directors for Trash Receptacle Screening.**

IN WITNESS WHEREOF, the undersigned agent of Winn Ridge 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]

Winn Ridge Homeowners Association, Inc.

By: 

Ronald Corcoran, President, Essex Association
Management L.P., Its Managing Agent.

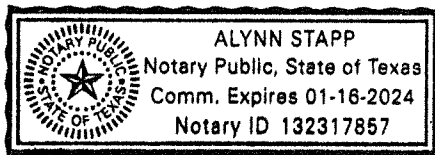
October 12, 2021.


STATE OF TEXAS

COUNTY OF ~~DENTON~~ Dallas

Before me, the undersigned authority, a Notary Public in and for said county and state, on this day personally appeared Ronald J. Corcoran, Authorized signor for Winn Ridge 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 12 DAY OF October, 20 21.




Notary Public in and for the State of Texas

After Recording Return To:
Essex Association Management L.P.
1512 Crescent Dr Carrollton Texas, 75001

**UNANIMOUS CONSENT IN LIEU OF A SPECIAL MEETING
OF THE BOARD OF DIRECTORS
WINN RIDGE HOMEOWNERS ASSOCIATION, INC.**

The undersigned, being all of the Directors of the Board of Directors of Winn Ridge Homeowners Association, Inc. a Texas non-profit corporation (the "Association"), do hereby waive notice of the time, place and purpose of a special meeting of the Board of Directors of the Association, and do hereby adopt, ratify and approve the following resolutions and each and every action effected thereby by at least a majority vote, and this Consent shall have the same force and effect as a vote by the undersigned at a properly called Board meeting of the Board of Directors of the Association.

WHEREAS, the Association was established and is governed by certain documents and agreements, including, without limitation, its Bylaws and Covenants, Conditions, and Restrictions ("CC&R's") of the Association; and

WHEREAS, the Association was formed for certain purposes as more specifically, set forth in the Bylaws and other governing documents of the Association, which purposes include, without limitation, exercising all of the powers and privileges and to perform all of the duties and obligations of the Association as may be set forth therein; and

WHEREAS, Article VI of the Bylaws authorizes the Board of Directors of the Association to exercise certain powers of the Association for the benefit of its members, including, without limitation exercise of powers as may be necessary to operate and manage the Association; and

WHEREAS, Article IV, Section 4.7 the Bylaws provides that an action of the Board may be taken without a meeting of the Directors or any action that may be taken at a meeting of the Directors may be taken without a meeting if a consent in writing, setting forth the action so taken, shall be signed by a number of Directors sufficient to take such action if all Directors were present and voted on such action; and

WHEREAS, The intention of this Resolution is to adopt new or supplemental trash can screening rules.

NOW THEREFORE BE IT RESOLVED, that effective the 20th day of September, 2021, the Board of Directors of the Association hereby consents to, adopt, ratifies, and approves the following resolution and each and every action effected thereby.

The Board of Directors has consented to this resolution in good faith and each of the undersigned reasonably believes the resolution contained herein to be in the best interest of the Association, and consistent with the intended operation and management of the Association as set forth in its governing documents.

RESOLVED, that the duly elected and acting Secretary of the Association, or the President, any Vice President, Secretary or Treasurer of the Association or other officer of the Association (each being herein referred to as an "Authorized Officer" and referred to collectively as the "Authorized Officers"), are hereby authorized, empowered and directed, jointly and severally, to

**UNANIMOUS CONSENT IN LIEU OF A SPECIAL MEETING
OF THE BOARD OF DIRECTORS
WINN RIDGE HOMEOWNERS ASSOCIATION, INC.**

give such certifications of fact and information as shall be necessary to consummate and effect the contemplated transactions referred to in the foregoing resolutions.

RESOLVED, that the Authorized Officers of the Association are hereby authorized, empowered and directed, jointly and severally, to (a) sign, execute, certify to, verify, acknowledge, deliver, accept, file and record any and all documents, instruments and agreements, and (b) take, or cause to be taken, any and all such actions, in the name and on behalf of the Association, as in the judgment of the Authorized Officer so acting shall be necessary, desirable, or appropriate in order to effect the purposes of the foregoing resolutions (the taking of any such action by any Authorized Officer to be conclusive evidence that the foregoing standard has been met).

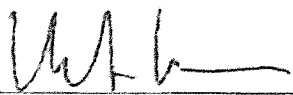
RESOLVED, that any and all actions taken by the Association, the Board of Directors, or any of the officers of the Association for and on behalf of the Association, prior to the adoption of these resolutions which are within the scope and intent of these resolutions are hereby ratified, approved and adopted as the acts of the Association, as applicable, in all respects.

RESOLVED FURTHER, that this resolution is to be interpreted in the broadest possible manner so as to authorize, approve and facilitate the consummation of the transactions and any rules contemplated hereby and the execution, delivery and performance of any and all documents, instruments and agreements in connection therewith.

IN WITNESS WHEREOF, the undersigned has executed this Consent in Lieu of Meeting along with the adopted Resolution. The Consent in Lieu of Meeting is effective as of the date referenced above and the new and/or supplemented rule shall be effective after recording and upon notice to the Members which shall be delivered by U.S. mail and copies thereof placed on the Association's website.

Signature on File
Mehrdad Moayedi, President


Brock Babb, Vice President


Victor Tannous, Secretary

**Resolution of the Board of Directors of
Winn Ridge Homeowners Association
New Rule Adoption**

WHEREAS, the Board of Directors has reviewed and trash receptacle screening for approval by the Board; and

WHEREAS, the Board deems it appropriate and in the best interest of Winn Ridge Homeowners Association Inc., to adopt and/or supplement current language in the Covenants, Conditions and Restrictions (the "CC&R's"), which language has been presented to the Board as being incomplete and/or inconsistent with the Community-Wide Standard desired of the Board and set forth by the Declarant as described in Article I, Section (i).

NOW, THEREFORE, BE IT: RESOLVED, that the Board adopts a supplemental policy regarding Uses Specifically Prohibited located in Article II, Section 2.5 (e), regarding trash can screening as follows:

- Each Lot Owner shall make or cause to be made appropriate arrangements with the City for collection and removal of garbage and trash on a regular basis. Each and every Owner shall observe and comply with any and all regulations or requirements promulgated by the City and/or the Association in connection with the storage and removal of trash and garbage. An Owner may place trash receptacles on the street curb or access easement only on those days designated by the City as trash collection days and/or from dusk the night before until dusk the same day of the trash pickup. On all other days, an Owner must keep all trash, garbage and other waste material hidden from public view. Bulk trash or any other bulky materials may only be placed on the street curb on or the evening before bulk trash pickup day. Owners may submit an application for review for a trash pad on the side of the home.

BE IT FURTHER RESOLVED, the Board of Directors, by at least a majority vote, on this 23rd day of September, 2021, do approve and adopt the supplemental rules which are to become effective immediately after notice is served by written communication to Class A Members. This Resolution may be recorded with the Denton County Clerks notwithstanding, the supplemental rules set forth herein do not require this Resolution to be recorded to be enforceable. Furthermore, the Board shall ratify this action on record at the next regularly scheduled meeting of the Board of Directors.

By our signature below, at least a majority of the Board of Directors of the Winn Ridge Homeowners Association Inc., do hereby consent to the adoption of this Resolution and the policies or rules herein stated above. This document may be executed in multiple counterparts and is enforceable three days from the date notice is deposited with the U.S. Postal Service for delivery to Class A Members.

Signature on File

Mehrdad Moayed



Brock Babb



Victor Tannous