

Denton County  
Juli Luke  
County Clerk

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Instrument Number: 92641

ERecordings-RP

MISCELLANEOUS

Recorded On: May 21, 2021 12:32 PM

Number of Pages: 5

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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: 92641  
Receipt Number: 20210521000568  
Recorded Date/Time: May 21, 2021 12:32 PM  
User: Terri B  
Station: Station 20

**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. Pool Rules

IN WITNESS WHEREOF, the undersigned agent 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 J. Corcoran,  
Duly Authorized Managing Agent

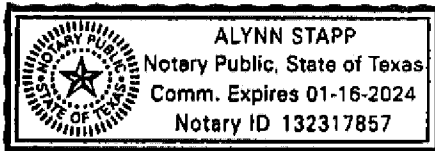
April 12, 2021


STATE OF TEXAS

COUNTY OF DALLAS

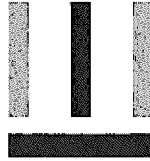
Before me, the undersigned authority, a Notary Public in and for said county and state, on this day personally appeared Ronald J. Corcoran, a duly authorized managing agent for Winn Ridge Homeowners Association, Inc., known to me to be the person whose name is subscribed to the foregoing instrument and 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 April, 2021.



  
Notary Public in and for the State of Texas

After Recording Return To:  
Essex Association Management, LP  
1512 Crescent Drive, Suite 112  
Carrollton, Texas 75006



# WINN RIDGE

## SWIMMING POOL – RULES AND REGULATIONS

HOURS OF OPERATION: 9AM – 10 PM Daily

Violators of pool rules will be reported and pool privileges will be suspended.

THERE IS NO LIFEGUARD ON DUTY. SWIM AT YOUR OWN RISK.

1. The Association assumes no responsibility for any personal injury to anyone.
2. The Association assumes no responsibility for the loss, theft or damage to personal property or effects left in the pool area.
3. An Adult, age 18 or above MUST accompany children under 16 years of age.
4. A working key card is required to enter the pool area.
5. **Do NOT share your key card with anyone.**
6. **Do NOT open the gate for anyone who arrives at the pool without a working key card.**
7. Keep all gates completely closed at all times. Climbing over the fence or gate is prohibited.
8. With exception to ADA, animals are not allowed in the pool area.
9. Homeowners are allowed up to four (4) guests. Guest(s) must be accompanied by a homeowner.
10. Glass bottles, alcoholic beverages, and drugs are prohibited in the pool area.
11. Smoking (including vaping) is prohibited in the pool area.
12. No glass containers allowed in the pool area.
13. Bikes, scooters, hover boards, and roller blades are prohibited.
14. Pool furniture is not allowed in the pool.
15. Proper swimwear is required. Cut offs are not allowed.
16. Babies/toddlers must wear swim diapers while in the pool area.
17. No rafts or other flotation devices are allowed.
18. No running, jumping, diving, tag games, 'cannon-balling' or boisterous play of any kind is permitted inside the pool area.
19. Oils/lotions clog the pools filters; please use as minimally as possible.
20. Persons with cuts, skin abrasions or communicable diseases shall not enter the pool.
21. Safety equipment may NOT be used as toys or floats at any time.
22. Pool area must be kept clean and neat at all times.

Vandalism in the pool will NOT be tolerated. This includes but is NOT limited to damaging pool furniture, throwing furniture in the pool, throwing rocks or stones into the pool and stopping up plumbing. Please report any acts of vandalism to the local police department.

### Pool Address:

**2601 Walker Aubrey, TX 75071**

HOA Emergency Number: 888-740-2233

Managed by Essex Association Management, L.P.

# **SWIMMING POOL RULES AND REGULATIONS**

**HOURS OF OPERATION: 9AM - 10PM Daily**

**Violators of pool rules will be reported and pool privileges could be suspended**

## **NO LIFEGUARD ON DUTY SWIM AT YOUR OWN RISK**

- The Association assumes no responsibility for any personal injury to any guest
- The Association assumes no responsibility for the loss, theft or damage to personal property or effects left in the pool area
- An Adult, age 18 or above **MUST** accompany children under 16 years of age
- A working key card is required to enter the pool area
- Do **NOT** share your key card with anyone
- Do **NOT** open the gate for anyone who arrives at the pool without a working key card
- Keep all gates closed at all times. Climbing over the fence or gate is prohibited
- With exception to ADA, animals are not allowed in the pool area
- Homeowners are allowed up to four (4) guests. Guest(s) must be accompanied by a homeowner
- Glass bottles and alcoholic beverages, and drugs are prohibited in the pool area
- Smoking (including vaping) is prohibited in the pool area
- No glass containers allowed in the pool area
- Bikes, scooters, hover boards, and roller blades are prohibited
- Pool furniture is not allowed in the pool
- Proper swimwear is required. Cut offs are not allowed
- Babies/toddlers must wear swim diapers while in the pool area
- No rafts or other flotation devices are allowed
- No running, jumping, diving, tag games, 'cannon-balling' or boisterous play of any kind is permitted inside the pool area
- Oils/lotions clog the pools filters; please use as minimally as possible
- Persons with cuts, skin abrasions or communicable diseases shall not enter the pool
- Safety equipment may **NOT** be used as toys or floats at any time
- Pool area must be kept clean and neat at all times

Vandalism in the pool area will **NOT** be tolerated. This includes but is **NOT** limited to damaging pool furniture, throwing furniture in the pool, throwing rocks or stones into the pool and stopping up plumbing. Please report any acts of vandalism to the local police department

**Emergency Dial 911**

**HOA Emergency Number: 888-740-2233**

Managed by Essex Association Management, L.P.

**[www.Essexhoa.com](http://www.Essexhoa.com)**