

**NOTICE OF FILING OF DEDICATORY INSTRUMENT FOR
CELINA CREEKS OF LEGACY HOMEOWNER'S ASSOCIATION, INC.**

STATE OF TEXAS

COUNTY OF COLLIN

This Notice of Filing of Dedicatory Instruments for Celina Creeks of Legacy Homeowner's Association, Inc., ("Notice") is made by and on behalf of Celina Creeks of Legacy Homeowner's Association, Inc. (the "Association") as of this 9th day of November 2023.

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 Celina Creeks of Legacy Homeowner's Association, Inc., filed or to be filed in the Real Property Records of Collin and Denton County, Texas (the "Declaration"), as Celina Creeks of Legacy Homeowner's 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:

- **Attachment A – Resolution of the Board of Directors Increasing Acquisition Assessments**

IN WITNESS WHEREOF, the undersigned agent of Celina Creeks of Legacy Homeowner's 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]

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Executed this 4th day of January 2024.

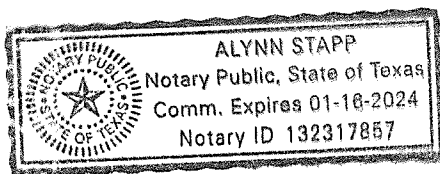
By: Connie Kindle
Connie Kindle, Authorized Signer,
Essex Association Management L.P.,
Its Managing Agent.

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 Signer, Essex Association Management L.P., on behalf of Celina Creeks of Legacy Homeowner's 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 5 DAY OF
January, 2024.



Alynn Stapp

Notary Public in and for the State of
Texas

**NOTICE OF FILING OF DEDICATORY INSTRUMENT FOR
CELINA CREEKS OF LEGACY HOMEOWNER'S ASSOCIATION, INC.**

STATE OF TEXAS

COUNTY OF DENTON

This Notice of Filing of Dedicatory Instruments for Celina Creeks of Legacy Homeowner's Association, Inc., ("Notice") is made by and on behalf of Celina Creeks of Legacy Homeowner's Association, Inc. (the "Association") as of this 9th day of November 2023.

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 Celina Creeks of Legacy Homeowner's Association, Inc., filed or to be filed in the Real Property Records of Collin and Denton County, Texas (the "Declaration"), as Celina Creeks of Legacy Homeowner's 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:

- **Attachment A – Resolution of the Board of Directors Increasing Acquisition Assessments**

IN WITNESS WHEREOF, the undersigned agent of Celina Creeks of Legacy Homeowner's 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 4th day of January 2024.

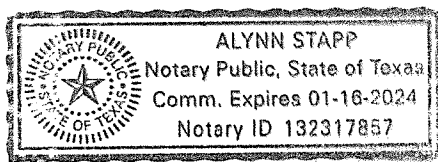
By: Connie Kindle
Connie Kindle, Authorized Signer,
Essex Association Management L.P.,
Its Managing Agent.

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 Signer, Essex Association Management L.P., on behalf of Celina Creeks of Legacy Homeowner's 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 4 DAY OF
January, 2024.



Alyn Stapp

Notary Public in and for the State of
Texas

Attachment A

**RESOLUTION OF THE BOARD OF DIRECTORS INCREASING ACQUISITION
ASSESSMENT**



**CELINA CREEKS OF LEGACY
HOMEOWNER'S ASSOCIATION, INC.**

RESOLUTION OF THE BOARD OF DIRECTORS

We, the undersigned Board of Directors (the "Board") of Celina Creeks of Legacy Homeowner's Association, Inc., (the "Association"), do hereby confirm our consent and agree that the following matter came before the Board on the 9th day of November 2023, at a duly noticed open virtual meeting of the Board of Directors. The meeting was called to order at approximately 6:05 p.m. and we, the Board consented, by unanimous vote, to the increase in Acquisition Assessment ("CAP Fee") as summarized below and in accordance with the provisions of Section 22.220 of the Texas Business Organizations Code and Section, 215.007 of the Texas Property Code (or other numbered sections subsequently used to address said provisions).

- Order of Business: "'Meeting was called to order with at least a majority of the Board of Directors in attendance. Quorum of the Board was met"' and
- "'Among the agenda items for business discussed was a twenty-five percent (25%) increase in the Acquisition Assessment. A motion was made to increase in the Acquisition Fee from \$500.00 to \$625.00 effective January 1, 2024, and the motion carried with a unanimous consent of the Board.'"

WHEREAS the Board of the Association is the entity responsible for the operation of the Association in accordance with and pursuant to that certain Declaration of Covenants, Conditions and Restrictions for the Association as well as all amendments thereof and supplements thereto (collectively, the "*Declaration*"). Furthermore, the approved minutes of the above referenced meeting shall be recorded in the records of the Association and shall serve to reinforce all authorities, rights, and actions of the Board; and

WHEREAS, pursuant to Article 10, Section 10.4 an Acquisition Assessment is to be collected on behalf of the Association at closing for the sale of Lots except Lot sales by Declarant to a Builder. Furthermore, Section 10.15, 10.15.1 and 10.15.2 task the Association with the responsibility to establish and maintain a "Maintenance Fund: Working Capital Fund" for the care and maintenance of common properties and other Association needs as they may arise; and

WHEREAS, to meet the task, set before the Board, an increase in the Acquisition Assessment was deemed to be a reasonable means by which the Association could continue to help fund the Association's existing reserve account and/or establish additional reserves on behalf of the Association

NOW THEREFORE, the Board has resolved and does hereby resolve the increase in the Acquisition Assessment contribution shall increase from \$500.00 to \$625.00 effective January 1, 2024. The Board further instructs the Managing Agent, Essex Association Management, L.P. to perform the required adjustments to ensure the increased rate becomes effective as of January 1, 2024.



IT IS FURTHER RESOLVED that this Resolution is valid and serves as a memorialization of the action of the Board as taken at a duly noticed open meeting and shall remain in full force and effect unless revoked or amended by not less than a majority vote of the Board. All prior actions consistent with this Consent are hereby ratified and approved for all purposes.

By unanimous consent, the Board of Directors of Celina Creeks of Legacy Homeowner's Association, Inc., does hereby adopt and agree to those actions herein memorialized. **This Resolution may be signed in multiple counterparts.**

Executed to be effective as the 1st day of January 2024.

Ryan Tubbs, President

Jessica Bunn, Vice President

Samantha Sanchez, Secretary

Arthur Morales, Member 2

Richard Leos

Richard Leos, Member 3

[End of the Resolution of the Board of Directors]



IT IS FURTHER RESOLVED that this Resolution is valid and serves as a memorialization of the action of the Board as taken at a duly noticed open meeting and shall remain in full force and effect unless revoked or amended by not less than a majority vote of the Board. All prior actions consistent with this Consent are hereby ratified and approved for all purposes.

By unanimous consent, the Board of Directors of Celina Creeks of Legacy Homeowner's Association, Inc., does hereby adopt and agree to those actions herein memorialized. **This Resolution may be signed in multiple counterparts.**

Executed to be effective as the 1st day of January 2024.

Ryan Tubbs, President

Jessica Bunn, Vice President

Samantha Sanchez, Secretary

A handwritten signature in black ink, appearing to read "Arthur Morales".

Arthur Morales, Member 2

Richard Leos, Member 3

[End of the Resolution of the Board of Directors]



IT IS FURTHER RESOLVED that this Resolution is valid and serves as a memorialization of the action of the Board as taken at a duly noticed open meeting and shall remain in full force and effect unless revoked or amended by not less than a majority vote of the Board. All prior actions consistent with this Consent are hereby ratified and approved for all purposes.

By unanimous consent, the Board of Directors of Celina Creeks of Legacy Homeowner's Association, Inc., does hereby adopt and agree to those actions herein memorialized. **This Resolution may be signed in multiple counterparts.**

Executed to be effective as the 1st day of January 2024.

Ryan Tubbs *Ryan Tubbs*
Ryan Tubbs, President

Jessica Bunn, Vice President

Samantha Sanchez, Secretary

Arthur Morales, Member 2

Richard Leos, Member 3

[End of the Resolution of the Board of Directors]

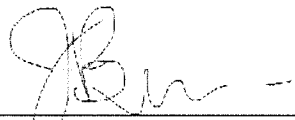


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Executed to be effective as the 1st day of January 2024.

Ryan Tubbs, President



Jessica Bunn, Vice President

Samantha Sanchez, Secretary

Arthur Morales, Member 2

Richard Leos, Member 3

[End of the Resolution of the Board of Directors]



IT IS FURTHER RESOLVED that this Resolution is valid and serves as a memorialization of the action of the Board as taken at a duly noticed open meeting and shall remain in full force and effect unless revoked or amended by not less than a majority vote of the Board. All prior actions consistent with this Consent are hereby ratified and approved for all purposes.

By unanimous consent, the Board of Directors of Celina Creeks of Legacy Homeowner's Association, Inc., does hereby adopt and agree to those actions herein memorialized. **This Resolution may be signed in multiple counterparts.**

Executed to be effective as the 1st day of January 2024.

Ryan Tubbs, President

Jessica Bunn, Vice President

DocuSigned by:

Samantha Sanchez

8B0E24AA44C1483...

Samantha Sanchez, Secretary

Arthur Morales, Member 2

Richard Leos, Member 3

[End of the Resolution of the Board of Directors]

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

Instrument Number: 2024000003193

eRecording - Real Property

NOTICE

Recorded On: January 09, 2024 02:04 PM

Number of Pages: 12

" Examined and Charged as Follows: "

Total Recording: \$65.00

***** 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: 2024000003193
Receipt Number: 20240109000422
Recorded Date/Time: January 09, 2024 02:04 PM
User: Kim D
Station: Workstation cck024

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