

Kaufman County
Laura Hughes
County Clerk

Instrument Number: 2021-0020105

Billable Pages: 4
Number of Pages: 5

FILED AND RECORDED – REAL RECORDS	CLERKS COMMENTS
<p>On: 05/21/2021 at 01:04 PM</p> <p>Document Number: <u>2021-0020105</u></p> <p>Receipt No: <u>21-16389</u></p> <p>Amount: \$ <u>38.00</u></p> <p>Vol/Pg: <u>V:7006 P:63</u></p>	<p>E-RECORDING</p>



STATE OF TEXAS
COUNTY OF KAUFMAN

I hereby certify that this instrument was filed on the date and time stamped hereon by me and was duly recorded in the Official Public Records of Kaufman County, Texas.

Laura A. Hughes

Laura Hughes, County Clerk

Recorded By: Maribel Vazquez, Deputy

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.

Record and Return To:

SILVER STAR TITLE, LLC DBA SENDERA TITLE
1409 SUMMIT AVENUE
FORT WORTH, TX 76102



**NOTICE OF FILING OF DEDICATORY INSTRUMENT FOR
WINDMILL FARMS ASSOCIATION, INC.**

STATE OF TEXAS

COUNTY OF KAUFMAN

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

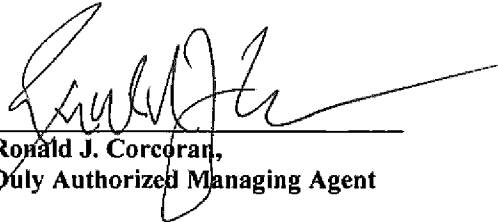
NOW THEREFORE, the Association files true and correct copies of the following instruments of the Association which are attached hereto:

- 1. Pool Rules**

IN WITNESS WHEREOF, the undersigned agent Windmill Farms 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]

Windmill Farms Association, Inc.,

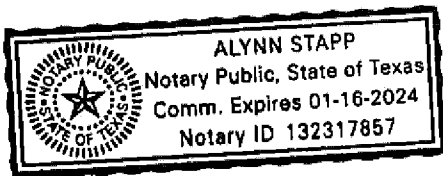
By: 
Ronald J. Corcoran,
Duly Authorized Managing Agent
May 19, 2021

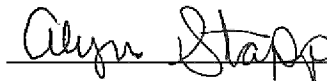
STATE OF TEXAS

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 Windmill Farms Association, Inc., 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 19 DAY OF May, 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

SWIMMING POOL RULES AND REGULATIONS

HOURS OF OPERATION: 9AM - 9PM 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

