

Hood County Clerk  
201 W Bridge Street  
PO BOX 339  
Granbury, Texas 76048  
Phone: 817-579-3222

Document Number: 2020-0003372 -  
Filed and Recorded - Real Records

OWNERS ASSOCIATION

Grantor: ROLLING CREEK RANCH PROPERTY OA INC

Pages: 5

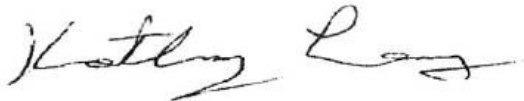
Recorded On: 03/09/2020 01:12 PM

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<b>Recorded On:</b> 03/09/2020 01:12 PM	<b>Notes:</b>
<b>Document Number:</b> 2020-0003372	
<b>Receipt Number:</b> R203628	
<b>Amount:</b> \$33.00	
<b>Recorded By:</b> Jeannie Ingram	

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.

**I hereby certify that this instrument was filed and duly recorded in the Official Records of Hood County, Texas**

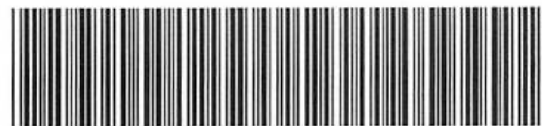


Katie Lang  
County Clerk  
Hood County, Texas



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ROLLING CREEK ESTATES POA  
C/O PROPERTY MANAGEMENT GROUP  
5751 KROGER DR STE 203  
KELLER, TX 76244



**NOTICE OF FILING OF DEDICATORY INSTRUMENTS  
FOR  
ROLLING CREEK RANCH PROPERTY OWNERS ASSOCIATION,  
INC.**

STATE OF TEXAS                    )  
  )     **KNOW ALL MEN BY THESE PRESENTS**  
COUNTY OF HOOD                 )

**THIS NOTICE OF DEDICATORY INSTRUMENTS FOR ROLLING CREEK RANCH PROPERTY OWNERS ASSOCIATION, INC.** ("Notice") is made the 24<sup>th</sup> day of February, 2020, by the **ROLLING CREEK RANCH PROPERTY OWNERS ASSOCIATION, INC.**

**WITNESSETH:**

**WHEREAS**, the Association is the property owners' association created to manage or regulate the planned development covered by the **Declaration of Covenants, Conditions and Restrictions for ROLLING CREEK RANCH**; and

**WHEREAS**, Section 202.006 of the Texas Property Code provides that a property owners' association must file each dedicatory instrument governing the association that has not been previously recorded in the real property records of the county in which the planned development is located; and

**WHEREAS**, the Association desires to record the attached dedicatory instruments in the real property records of **Hood County**, Texas, pursuant to and in accordance with Section 202.006 of the Texas Property Code and for the purpose of providing public notice of the following dedicatory instruments affecting the owners of property within **ROLLING CREEK RANCH** subdivision ("Owner").

**NOW THEREFORE**, the dedicatory instruments attached hereto on Exhibit "A" are originals and are hereby filed of record in the real property records of Tarrant County, Texas, in accordance with the requirements of Section 202.006 of the Texas Property Code.

**IN WITNESS WHEREOF**, the Association has caused this Notice to be executed by its duly authorized agent as of the date first written above.

**ROLLING CREEK RANCH PROPERTY OWNERS  
ASSOCIATION, INC.**

By: *Dawn Kelly*  
Name: Dawn Kelly  
Title: Auth. Agent

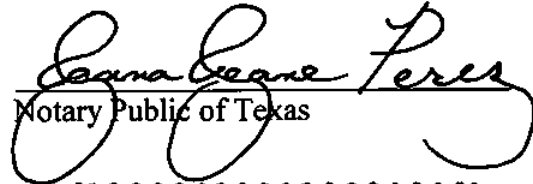
**ACKNOWLEDGMENT**

**STATE OF TEXAS**

**COUNTY OF HOOD**

BEFORE ME, the undersigned authority, on this day personally appeared Susan S. Ross, authorized agent of **Rolling Creek Ranch Property Owners Association, INC.** known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that (s)he executed the same for the purposed and consideration therein expressed on behalf of said corporation.

SUBSCRIBED AND SWORN TO BEFORE ME on this 24<sup>th</sup> day of February 2020

  
Notary Public of Texas



### **Rolling Creek Ranch Construction Code of Conduct**

The following standards and guidelines shall apply to any and all construction, improvement, alteration of any structure, to any change to the exterior of any structure, and to grading, excavating, tree removal, landscaping or any other change to the grounds of a single-family homesite (lot) within the Rolling Creek Ranch community.

A. Start of Construction. No lot clearing or placement of portable toilets will be permitted until all required governmental permits are obtained and formal written approval of the ACC has been granted.

B. Construction Hours. - Notice - Construction hours will be from 7:00am - 5:00pm Monday-Saturday. Work will NOT be permitted on Sundays or federal holidays. If work is necessary outside of these hours, it may be approved on a case by case basis. Please contact Property Management Group no later than 48 business hours in advance for assistance.

C. Site Clean-Up. All construction sites must be maintained in a neat and orderly fashion. Trash from construction work will be contained in a trash dumpster or suitable method that will assure constant containment and stockpiling of the trash until removal from the site. The Builder is responsible for trash that blows off the site and shall retrieve such trash immediately. There will be no stockpiling or dumping on adjacent lots or on streets. Trash not removed will be removed by the POA and billed to the responsible contractor or sub-contractor. Contractors will use only the utilities provided on the immediate site on which they are working.

D. Clearing of Site. All vegetation on the site shall be preserved when/where possible. Plants, grasses and trees directly within the planned structure, roof overhangs, or driveway shall be removed only after prior approval of the ACC. Any plants, grasses or trees uprooted or cut down on the job site shall be removed from the job site and from the Rolling Creek Ranch community as soon as is possible but no later than five working days after removal.

E. Builder's Signage. During construction, one standard sign approved by the POA shall be allowed within the front set-back of the lot to help sub-contractors and others locate the particular lot within the development. This sign must be removed upon occupancy.

F. Construction Damage. Any damage to streets and curbs, drainage outlets, street signs, mailboxes, fences, etc., may, at the POA's election, be repaired by the POA and billed to the responsible contractor.

G. Construction Spillages. Operators of vehicles are requested to see that they do not spill any material while within the Rolling Creek Ranch community. If spillage of a load occurs, operators are responsible for cleaning up. Clean-ups done by the POA will be billed to the responsible party. Please report any spills as soon as possible.

H. Telephone/Fiber Optic Lines. If any telephone, fiber optic, electrical, water, etc. lines are cut, it is the contractor's responsibility to report the accident to the POA and maintenance committee within 30 minutes. It shall be the responsibility of the contractor responsible to arrange and pay for all costs associated with repair.

**I. Construction Site Appearance.** All personnel working in the Rolling Creek Ranch community are to keep all areas in which they work free of discarded materials such as lunch bags and odd materials. Objects should not be thrown out of cars and trucks.

**J. Loud Noises Levels.** Loud radios or noise will not be allowed within the Rolling Creek Ranch community. This is distracting and discomforting to property owners. Normal radio levels are acceptable. Do not mount speakers on vehicles or outside of homes under construction. This will be considered a nuisance and applicable fees may apply to the lot owner.

**K. Personnel.** No unauthorized personnel will be permitted on the property unless they are contracted workers. No alcoholic beverages are permitted on the property. Contractor personnel will not be permitted to bring pets on the property.

**L. Entry Gates.** Entry gates are property of the Property Owners Association. Any tampering with or disabling of gates will be considered vandalism and will be reported to Hood County Law Enforcement. Any charges resulting from damages will be assessed to the offending party.

**M. Speed limits.** Speed limits within the community are set at 25mph. Any speeding within the Rolling Creek Ranch community or driving considered reckless will be reported to Hood County Law Enforcement. Contractors violating this policy will be asked to cease all activities and will no longer be considered approved vendors.

**N. Street Parking.** Vehicles may not be double parked across the street from each other in such a way that there is no access for residents or emergency vehicles access.

**O. Use of other tracts.** No tract, other than that listed in ACC application, shall be used for staging, cleaning, thoroughfare, or storage of construction materials. It will be the responsibility of the contractor to repair any damage occurring to any tracts not listed in ACC application. This includes, loss of soil, cleaning of construction equipment, dumping of materials, damage to vegetation, and construction trash.