

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

Document Number: 2020-0008202 -
Filed and Recorded - Real Records

RESTRICTION

Grantor: ROLLING CREEK RANCH PROPERTY OA

Pages: 10

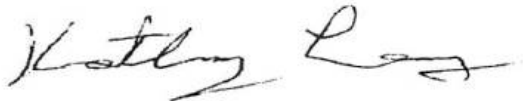
Recorded On: 06/16/2020 10:48 AM

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Document Number: 2020-0008202	
Receipt Number: R208336	
Amount: \$53.00	
Recorded By: 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



Return To: Mail Back

ROLLING CREEK RANCH POA
5751 KROGER DR #203
KELLER, TX 76244



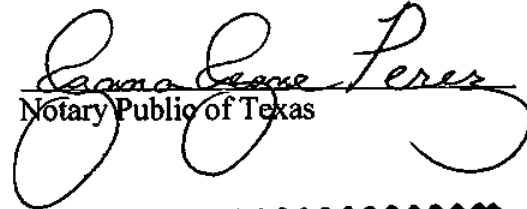
ACKNOWLEDGMENT

STATE OF TEXAS

COUNTY OF TARRANT

BEFORE ME, the undersigned authority, on this day personally appeared Dawn Kelly, authorized agent of **ROLLING CREEK RANCH PROPERTY OWNERS ASSOCIATION** 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 9th day of June, 2020


Notary Public of Texas



ROLLING CREEK RANCH COMMON AREA RULES AND REGULATIONS

All Rules and Regulations will be monitored by and reported to the Management Company or appropriate enforcement agency delegated by the Board of Directors.

SECTION 1: ENABLING DOCUMENTS/AUTHORITIES

1.1 ROLLING CREEK RANCH DEED RESTRICTIONS

(a) 1.09 Common Area Expense. "Common Area Expense" means all expense necessary to maintain, replace, repair and expand the Common Area as well as all necessary expense to operate the Association including, but not limited to, casualty and liability insurance, directors and Officers Liability Insurance and all other reasonable and necessary expenses of the Association. Additionally, Common Area Expense shall include (a) mowing of the Common Areas (b) Common Area maintenance and replacement of landscaping, (c) as well as such other expense and capital enhancements as may be determined by the Board of Directors to promote the safety, health, recreation and welfare of the Members and maintain the Subdivision in an attractive manner.

(b) 8.09 Power to Adopt Rules and Regulations. The Association shall have the power to make reasonable rules and regulations regarding the use of the Common Areas. The rules and regulations may be enforced in the same manner as any other provision or in the Restrictions.

1.2 ROLLING CREEK RANCH BYLAWS.

(a) Section 2.1 Power and Authority: The Association shall have the following powers and authority: To own, purchase, manage, maintain, repair and replace The Common Area or any other part of the Property for which the Association is responsible under the Governing Documents, as well as any or all of the equipment or property of any type used in connection with the maintenance and preservation thereof.

(b) Section 2.5 Rules and Regulations: The Board reserves the right to make any and all rules and regulations for the Common Areas, including the road, right of way and reserve areas, without consent of any member. All other rules, regulations and guidelines regarding the Subdivision will be voted on by a Vote of the Members, per Texas Property Code.

(c) Section 5.17 Powers of the Board: The Board shall have the authority to exercise all powers of the Association necessary for the administration of the affairs of the Subdivision except such powers and duties as by law or by Governing Documents may not be delegated by the Members to the Board. The powers that may be exercised by the Board shall include, but shall not be limited to, the following: Operation, care, upkeep and maintenance of the Common Area, to extent such operation, care, upkeep, and maintenance is not the obligation of the Owners; Adoption of rules and regulations covering the details of the operation, maintenance, repair, replacement, use and modification of the Common Areas, the personal conduct of the Members and their guests in using them; and to establish penalties for infractions of such rules and regulations;

SECTION 2: ENFORCEMENT

2.1. All Rules and Regulations will be monitored by and reported to the Management Company or appropriate enforcement agency delegated by the Board of Directors. This may include, but is not limited to the Hood County Sherriff's Department, Animal Control, etc.

2.2. Disciplinary action for non-compliance with RCR Rules, Regulations and Bylaws are contained in accordance with reference set forth in SECTION 7.

2.3. Members may appeal these actions through the Board of Directors.

SECTION 3: SOLICITATIONS

3.1 Door to door solicitations of any kind are prohibited. Exception are school and club fundraisers.

3.2. Commercial or political advertisements may not be displayed anywhere on RCR common areas.

3.3. No list of members shall be given to anyone for any purpose without the written expressed authority of the majority vote of the Board of Directors. Examples would include Board directed Committees.

SECTION 4: SAFETY AND SECURITY

A safe environment and the security of our property and premises are two of the most valuable assets of Rolling Creek Ranch. Rules and regulations are necessary to preserve these benefits for all members and guests.

4.1 Vehicle Access: The Front and Rear security gates are controlled, in part, by an automated system using vehicle remotes and computer-controlled sensors and traffic gates. There are two lanes of entry at the front gate and one lane of entry at the back gate.

4.2 Vehicle Operation.

(a) Within RCR, drivers and vehicles are subject to Texas Law.

(b) Speed limits within RCR are 25 MPH.

(c) Motor vehicles shall not cross or park on any property without permission of the property owner. Such parked vehicles must be parked on an improved surface (grass not included).

(d) Overnight parking is prohibited on any street, on the shoulder of any street or at the common areas.

(e) For residential parties and gatherings, temporary street parking is allowed. All guests should park on one side of the street, allowing for safe traffic passage and room for emergency vehicles. Double parking is prohibited at all times.

(f) Commercial parking in the street is restricted to loading and unloading only. Commercial vehicles parked on any part of the roadway must have orange traffic cones placed at the front and rear of the vehicle. Cones must be placed at a distance sufficient to provide adequate warning to on-coming traffic. Emergency vehicles are exempt from this rule.

(g) Vehicles should not use personal driveways or private property to turn around.

(h) Vehicles weighing over 26,000 pounds are prohibited from turning around in a cul-de-sac or court. Such vehicles must pull straight into the cul-de-sac or court, and back straight out, or vice-versa.

SECTION 5: ANIMALS

5.1 Animals must be on a controlled leash at all times except when under control on the owner's premises or confined to a friend's premises with permission and under control. Dog owners should not allow their animals to defecate on other members' property or on Association property. Fecal matter must be picked up by the dog owner and disposed of in the proper manner.

5.2 All animals must be vaccinated in accordance with State of Texas and Hood County Laws and tagged accordingly.

5.3 Non-resident members and guests of members are required to comply with rules governing animals while on Association premises.

5.4 Animals in violation of the Rules & Regulation are subject to be detained by Hood County animal control. Owners may be subject to penalties under Section 7.

SECTION 6: COMMON AREAS

6.1. Children: Children ages 7 years and below must be accompanied and directly supervised by a parent or guardian 18 years or older at all times unless in an organized activity. An exception to this rule will be a responsible babysitter age 13 and above. The babysitter must be actively supervising the child or children at all times and be able to handle this task appropriately. Anyone not able to conduct themselves properly will be asked to leave the common areas.

6.2 Dress Code: Unless specified for a specific activity shirts and shoes shall be worn at all times. Dress shall be in good taste and appropriate for the activity.

6.3 Personal Conduct: Members, their families and guests shall conduct themselves in a manner considerate of others. Loud talking, profanity, including profane and obscene language displayed on clothing, and unruly behavior is prohibited. Improper conduct will not be tolerated on

Association property and is considered a rules violation. Abusive conduct toward employees, volunteers, and Association Members is prohibited.

6.4 RCR Property: Removal or the deliberate destruction of RCR property, equipment or materials is prohibited.

6.5. Smoking: Smoking is not allowed in the RCR Common Areas at any time.

6.6. Pickleball/Basketball Court and Pavilion should be reserved through the management company or social committee via the community calendar. Reservations cannot be guaranteed. Reservations should be made at least 72 hours in advance. Members with reservations have priority.

6.7 Times:

(a) Courts may be reserved for a maximum of two hours per day, per household.

(b) Pavilion may be reserved for up to five hours per day.

(c) Failure to show within 15 minutes of reservation will forfeit the reservation.

6.8 Smoking is not permitted on the courts or in the Pavilion.

6.9 Food, sticky drinks, gum and glass are not permitted on the courts.

6.10. The Courts are closed from 10:00 p.m. to 6:00 a.m. daily for safety reasons.

6.11 The nature trail is to be accessed only from the pavilion unless you have property adjacent to the pond. Any other means will constitute trespassing on private property.

6.12. No motorized vehicles' nor bicycles are permitted on the trail. The trail does not totally go around the pond due to property lines and unusual terrain. Crossing over the main spillway by any means is not permitted which includes walking due to the potential of damage, injury and liability as the texture varies with occasional water crossing.

6.13. Fishing shall be a catch and release only.

6.14. The Reserve access is for gas employees and authorized personal only. Use of the gravel road is not for the use of RCR residents. Access is reserved for emergency use by fire departments and other emergency personnel needed by RCR.

6.15 Abusive conduct toward contractors is prohibited. Complaints about contractors should be directed to their supervisor or the management company.

6.16. Curfew: No one under the age of eighteen is allowed in the common areas of RCR 11:00 P.M. to 06:00 A.M. unless under the supervision of an adult or approved activity of the association.

SECTION 7 GENERAL VIOLATIONS

7.1. Flagrant violations are defined as being those actions where:

(a) There is a just cause to believe that the action resulted in property damage or bodily injury.

(b) There has been physical or verbal abuse of RCR members or volunteers and/or disregard of a reasonable request from the Board.

(c) There has been the accumulation of three fines (upheld violations) in a two-year period; the fourth violation may be considered a flagrant violation.

(d) There is just cause to believe that the action resulted in theft, altering, marking, and or vandalism of any property within the boundaries of RCR.

(e) There is just cause to believe that reckless driving has occurred. Reckless driving is defined as driving a vehicle with a willful or negligent disregard for the safety of people and property.

(f) There is just cause to believe that reckless behavior has occurred. Reckless behavior is defined as actions which are careless, irresponsible and without regard for consequences.

(g) An involved individual leaves the scene of an accident RCR.

(h) Violating any of the rules in the Construction Code of Conduct, damaging or storing any materials, trash or debris on the road, in the Right of Way or any other communal property deeded to the Association.

7.2. Non Flagrant violations are all other violations.

7.3 The fines for flagrant and non-flagrant violations shall be as follows:

(a) Non-Flagrant: \$40 (1st), \$85 (2nd), \$125 (3rd and thereafter)

(b) Flagrant violations: \$200 (1st), \$350 (2nd), and \$500 (3rd and thereafter)

(c) Flagrant violations may also include, in addition to the fine, a 30 day or longer suspension from RCR facilities depending on the severity of the violation. Suspensions may begin immediately for the protection of the individuals involved. Suspensions can be disputed and appealed to the Board of Directors.

(d) If damage to RCR Common Areas occurs, the Member may be held responsible for the damages as well as applicable fines.

7.4. Members, who fail to pay a fine they are responsible for, will be charged the fine amount within 30 days. Fines not paid in 30 days are subject to fees.

7.5. Members are required to pay RCR annual assessments during any period of suspension of privileges.

7.6. Members are responsible for any fines assessed their guests for violations of RCR Rules & Regulations.

7.7. Members who fail to pay fines can have their privileges suspended for a period of time as determined by the Board of Directors.

SECTION 8: TRAFFIC VIOLATIONS:

8.1. It is a rules violation to exceed the speed limit within Rolling Creek Ranch. The Speed limit is 25 MPH.

8.2 Other Traffic Violations are described as uniform traffic violations such as:

(a) Running Stop Signs, No Driver's License, Failure to display Driver's License, Failure to Yield Right of Way, Entering through an Exit Gate, Failure to display Financial Responsibility (No Liability Insurance) and All Parking Violations described in Section 4.

(b) Driving at any speed considered excessive due to location or conditions or in a manner that may cause bodily injury or property damage is considered reckless driving.

(c) The operation of a motor vehicle in RCR while under the influence of drugs or alcohol is a flagrant violation (this includes motor bikes and golf carts).

8.3 Drivers must have a valid driver's license on their person while operating a motor vehicle. Motorized vehicles driven by children under 16 years must be accompanied by an adult. This includes ATVs, golf carts, and recreational vehicles.

8.4. It is a flagrant violation for the operator of any vehicle to allow cargo to spill on streets or private property. The driver or owner of the vehicle will be responsible for cleaning or repairing any property damaged.

8.5. Dirt bikes, ATVs or other vehicles without speedometers should be tested and the driver aware of the 25 MPH speed limit.

SECTION 9: APPEAL

9.1. A member has the right to appeal any citation, fine, or other penalty issued by the authorized personnel of RCR, or any ruling issued under the authority granted by RCR that adversely affects a member.

9.2 All appeals will be heard by the Board of Directors.

9.3 Member's Request for Hearing. A member choosing to appeal a citation, fine, or other penalty or ruling that adversely affects the member shall submit such a written request to the Management company.

9.4 All requests for hearing must be written, dated and must be submitted to the management company no later than 15 days after the issuance of the citation, fine, other penalty or ruling adversely affecting a member is issued in writing to the member. Should the fifteenth day fall on a Saturday, Sunday or Federal Holiday, the notice of appeal is due on the next business day.

9.5. The Chairman of the Board shall schedule a hearing within 45 days of the date the notice of appeal is filed.

9.6. A member can present their appeal in writing or in person. If the member chooses a written appeal, their written statement can contain their arguments of their position and evidence, if any, for the panel to consider. All documentation should be filed with the Chairman at least three (3) days before the scheduled hearing. In the event the member elects to appear in person, they shall make that election in the notice of appeal.