

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

Document Number: 2023-0004370 -  
Filed and Recorded - Real Records

OWNERS ASSOCIATION

Grantor: ROLLING CREEK RANCH POA INC

Pages: 5

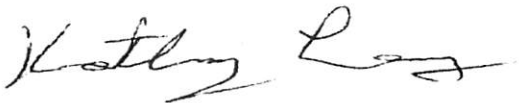
Recorded On: 04/11/2023 11:07 AM

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<b>Recorded On:</b> 04/11/2023 11:07 AM	<b>Notes:</b>
<b>Document Number:</b> 2023-0004370	
<b>Receipt Number:</b> R234863	
<b>Amount:</b> \$33.00	
<b>Recorded By:</b> Kathryn Frost	

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**

PROPERTY MANAGEMENT GROUP  
10340 ALTA VISTA RD #C  
FORT WORTH, TX 76244



**NOTICE OF FILING:  
INVESTMENT AND FINANCE POLICY  
ROLLING CREEK RANCH PROPERTY OWNERS ASSOCIATION,  
INC.**

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

**THIS NOTICE OF DEDICATORY INSTRUMENTS FOR ROLLING CREEK RANCH PROPERTY OWNERS ASSOCIATION, INC. (“Notice”) is made February 24, 2023 by Rolling Creek Ranch Property Owners Association, Inc. (“The Association”)**

**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

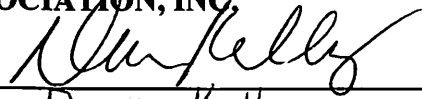
**WHEREAS**, Section 202.006 of the Texas Property Code provides that a property owners’ association must file each dedicatory instrument governing the association that has not been previously recorded in the real property records of the county in which the planned development is located; and

**WHEREAS**, the Association desires to record the attached dedicatory instrument 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 instrument affecting the owners of property within **ROLLING CREEK RANCH** subdivision (“Owner”).

**NOW THEREFORE**, the POLICY attached hereto are originals and are hereby filed of record in the real property records of HOOD 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:   
Name: Dawn Kelly  
Title: Property Manager

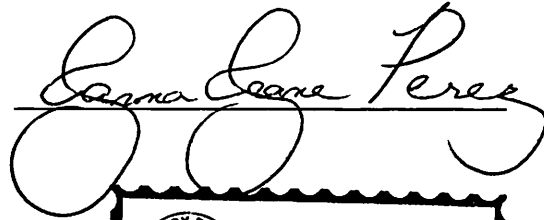
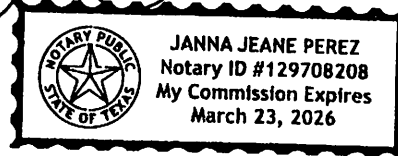
**ACKNOWLEDGMENT**

**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, 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 5th day of April, 2023

A handwritten signature in cursive script that reads "Janna Jeane Perez". The signature is written in black ink and is positioned above a horizontal line.



## Reserve Investment Policy for RCR Homeowners Association

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Beginning Fiscal Year 2023

### Investment of Reserves

The Board of Directors of the Association shall invest funds to generate revenue that will accrue to the Reserve Fund accounts balance pursuant to the following goals, criteria, and policies, listed in order of importance:

- a) Safety of Principal. Promote and ensure the preservation of the Reserve Fund's principal.
- b) Liquidity and Accessibility. Structure maturities to ensure availability of assets for projected or unexpected expenditures.
- c) Minimal Costs. Investment costs (redemption fees, commissions, and other transactional costs) should be minimized.
- d) Diversity. Mitigate the effects of interest rate volatility upon Reserve assets
- e) Return. Funds should be invested to seek the reasonable level of return.

### Limitation on Investments

All investments will be FDIC (Federal Deposit Insurance Corporation) insured.

### Investment Strategy

The investment strategy of the Association should emphasize a long-term outlook by diversifying the maturity dates of fixed-income instruments within the portfolio utilizing a laddered investment approach. This will be done after recommendations of the Finance Committee and referencing the Reserve Study to ensure anticipated liquidity needs of the association are met.



### Independent Professional Investment Assistance

The Board of Directors of the Association may hire a qualified investment counselor to assist in formulating a specific investment strategy. We believe the threshold for hiring a qualified investment counselor becomes significant when our Reserve Fund balance exceeds \$500,000.

### Review and Control

The Finance Committee and RCR Board shall review the Reserve Fund investments periodically to ensure that the funds are receiving competitive yields and shall make prudent adjustments as needed.

Policy Approved by Board at meeting on February 20, 2023.