

Denton County  
Juli Luke  
County Clerk

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Instrument Number: 307

ERecordings-RP

NOTICE

Recorded On: January 03, 2023 11:31 AM

Number of Pages: 5

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" Examined and Charged as Follows: "

Total Recording: \$42.00

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\*\*\*\*\* 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: 307  
Receipt Number: 20230103000202  
Recorded Date/Time: January 03, 2023 11:31 AM  
User: Jennifer K  
Station: Station 38

**Record and Return To:**

Simplifile



STATE OF TEXAS  
COUNTY OF DENTON

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 Records of Denton County, Texas.

Juli Luke  
County Clerk  
Denton County, TX

**NOTICE OF FILING OF DEDICATORY INSTRUMENT FOR  
WINDHAVEN CROSSING TOWNHOME OWNER'S ASSOCIATION, INC.**

STATE OF TEXAS

COUNTY OF DENTON

This Notice of Filing of Dedicatory Instruments for Windhaven Crossing Townhome Owner's Association, Inc., ("Notice") is made by and on behalf of Windhaven Crossing Townhome Owner's 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 Windhaven Crossing Townhome Owner's Association, Inc., filed or to be filed in the Real Property Records of Denton County, Texas (the "Declaration"), as Windhaven Crossing Townhome Owner'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:


1. Resolution of the Board of Directors Increasing the Capital Reserve/Improvement Contribution

IN WITNESS WHEREOF, the undersigned agent of Windhaven Crossing Townhome Owner'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 Page to Follow]

  
**WINDHAVEN**  
**CROSSING**  
TOWNHOME OWNERS ASSOCIATION

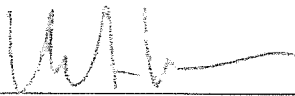
Executed to be effective as the 16<sup>th</sup> day of November, 2022

  
\_\_\_\_\_  
Brock Babb, President

**CERTIFICATE OF SECRETARY AS TO ACTION BY DIRECTORS**  
**WINDHAVEN CROSSING**  
**TOWNHOME OWNERS ASSOCIATION, INC.**

The undersigned, being the duly appointed and authorized Secretary of Windhaven Crossing Townhome Owners Association, Inc. (the "Association"), a Texas nonprofit corporation, do hereby certify that the following resolution(s) and/or action(s) of the Board of Directors was adopted by unanimous consent on the 16<sup>th</sup> day of November, 2022, and are in full force and effect.

- An Increase to the Capital Reserve/Improvement Contribution

By:   
\_\_\_\_\_  
Victor Tannous, Secretary

**[End of the Resolution of the Windhaven Crossing Board of Directors]**

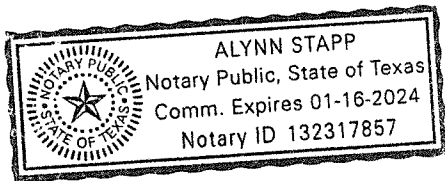
By: Connie Kindle  
Connie Kindle, Authorized Signer,  
Essex Association Management L.P., Its  
Managing Agent.

STATE OF TEXAS

COUNTY OF ~~DENTON~~ 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 Windhaven Crossing Townhome Owner'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 27<sup>th</sup> DAY OF December, 2022.



Alynn Stapp  
Notary Public in and for the State of Texas

## RESOLUTION OF THE BOARD OF DIRECTORS

We, the undersigned Board of Directors (the “Board”) of Windhaven Crossing Townhome Owners Association, Inc. (the “Association”), do hereby confirm our consent and agree that the following matter came before the Board on the 16<sup>th</sup> day of November, 2022, at a duly noticed open virtual meeting of the Board of Directors. The Board consented, by at least majority vote, to the increase in the Capital Reserve/Improvement Contribution as summarized below. 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 as confirmed with this Resolution:**

- “”Review and approval of an increase to the Capital Reserve/Improvement Contribution effective January 1, 2023. Fee will increase from \$312.50 to \$390.63 and is applicable to all sales or transfers of title occurring on or after January 1, 2023.””

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 virtual meeting shall be recorded in the records of the Association and shall serve to reinforce all authorities, rights, and actions of the Board; and

**NOW THEREFORE, the Board has resolved and does hereby resolve the increase in Capital Reserve/Improvement Contribution as outlined above.**

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 virtual 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 the Windhaven Crossing Townhome Owners Association, Inc. does hereby adopt and agree to those actions herein memorialized. **This Resolution may be signed in multiple counterparts.**

**[SIGNATURE PAGE FOLLOWS THIS PAGE]**