

**Denton County
Juli Luke
County Clerk**

Instrument Number: 92620

ERecordings-RP

NOTICE

Recorded On: May 21, 2021 12:23 PM

Number of Pages: 4

" Examined and Charged as Follows: "

Total Recording: \$38.00

******* 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: 92620
Receipt Number: 20210521000544
Recorded Date/Time: May 21, 2021 12:23 PM
User: Darcey B
Station: Station 21

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
VALENCIA ON THE LAKE HOMEOWNERS' ASSOCIATION, INC.**

STATE OF TEXAS

COUNTY OF DENTON

This Notice of Filing of Dedicatory Instruments for the Valencia on the lake Homeowners Association, Inc., ("Notice") is made by and on behalf of the Valencia on the lake Homeowners 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 Valencia on the lake Homeowners Association, Inc., filed or to be filed in the Real Property Records of Denton 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. The attached instrument once filed shall supersede all previously recorded pool rules on file if applicable.

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 Valencia on the lake Homeowners 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]

Valencia on the lake Homeowners Association, Inc.,

By: 

Ronald J. Corcoran,
Duly Authorized Managing Agent

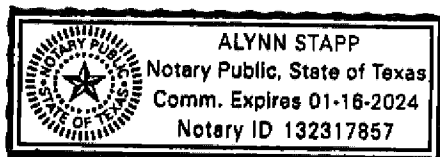
May 19, 2021

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 Valencia on the lake Homeowners 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 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

Hours of Operation:
9 am – 9 pm Daily

Violators of pool rules will be reported and pool privileges will be suspended.

THERE IS NO LIFEGUARD ON DUTY. SWIM AT YOUR OWN RISK.

1. The Homeowners Association assumes no responsibility for any personal injury to anyone.
2. The Homeowners Association assumes no responsibility for the loss, theft or damage to personal property or effects left in the pool area.
3. An Adult, age 18 or above **MUST** accompany children under 16 years of age.
4. A working key card is required to enter the pool area.
5. Do NOT share your key card with anyone.
6. Do NOT open the gate for anyone who arrives at the pool without a working key card.
7. Keep all gates completely closed at all times. Climbing over the fence or gate is prohibited.
8. Animals are not allowed in the pool area.
9. Homeowners are allowed up to four (4) guests. Guest(s) must be accompanied by a homeowner.
10. Alcohol is prohibited in the pool area.
11. Smoking (including vaping) is prohibited in the pool area.
12. No glass containers allowed in the pool area.
13. Bikes, scooters, hoverboards, and roller blades are prohibited.
14. Pool furniture is not allowed in the pool.
15. Proper swimwear is required. Cut offs are not allowed.
16. Babies/toddlers must wear swim diapers while in the pool area.
17. No rafts or other flotation devices are allowed.
18. No running, jumping, diving, tag games, 'cannon-balling' or boisterous play of any kind is permitted inside the pool area.
19. Oils/lotions clog the pools filters; please use as minimally as possible.
20. Persons with cuts, skin abrasions or communicable diseases shall not enter the pool.
21. Safety equipment may NOT be used as toys or floats at any time.
22. Pool area must be kept clean and neat at all times.

Vandalism in the pool 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.

Pool address is 2400 Rock Hill Lane, Little Elm, TX 75068.

HOA Emergency number: 888-740-2233

Managed by Essex Association Management L.P.