

Denton County
Juli Luke
County Clerk

Instrument Number: 75488

ERecordings-RP

NOTICE

Recorded On: April 28, 2021 08:31 AM

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: 75488
Receipt Number: 20210428000047
Recorded Date/Time: April 28, 2021 08:31 AM
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
STEEPLECHASE RANCH HOMEOWNERS' ASSOCIATION, INC.**

STATE OF TEXAS

COUNTY OF DENTON

This Notice of Filing of Dedicatory Instruments for the Steeplechase Ranch Homeowners Association, Inc., (“Notice”) is made by and on behalf of the Steeplechase Ranch 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 Steeplechase Ranch 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.

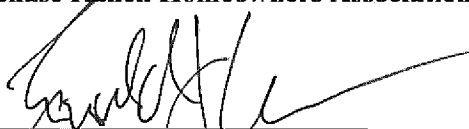
NOW THEREFORE, the Association files true and correct copies of the following instruments of the Association which are attached hereto:

1. Pool Rules

IN WITNESS WHEREOF, the undersigned agent Steeplechase Ranch 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]

Steeplechase Ranch Homeowners Association, Inc.,

By: 
Ronald J. Corcoran,
Duly Authorized Managing Agent

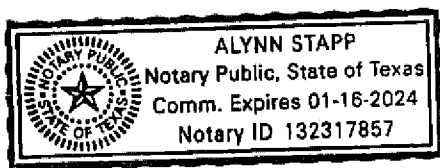
April 12, 2021


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 Steeplechase Ranch 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 12 DAY OF April, 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



**Steeplechase Ranch Homeowners Association
Swimming Pool Rules**

Hours of operation: 8:00 am – 10:00pm

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 open the gate for anyone who arrives at the pool without a working key card.
6. Do NOT share your key card with anyone.
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 must be accompanied by a homeowner.
10. Alcohol is prohibited in the pool area.
11. Smoking is prohibited in the pool area.
12. No glass containers allowed in the pool area.
13. Bikes, scooters or roller blades are not allowed in the pool.
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 or pool area.
17. No rafts or other floatation 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 vandalisms to the Hickory Creek Police Department and also report to www.steeplechaseranchhoa.com or www.steeplechasehickorycreekhoa.com