

**NOTICE OF FILING OF DEDICATORY INSTRUMENT(S) FOR
WESTON RIDGE HOMEOWNERS ASSOCIATION, INC.**

STATE OF TEXAS

COUNTY OF COLLIN

This Notice of Filing of Dedicatory Instruments for the Weston Ridge Homeowners Association, Inc. (“Notice”) is made by and on behalf of the Weston Ridge Homeowners Association, Inc. (the “Association”) to be effective as of this 3rd day of October 2023.

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 Weston Ridge Homeowners Association, Inc., filed or to be filed in the Real Property Records of Collin 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.

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

1. Adopting Decorations and Display of Certain Religious Items Rules and Regulations

IN WITNESS WHEREOF, the undersigned agent Weston Ridge 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]

Executed this 10 day of October, 2023

**WESTON RIDGE HOMEOWNERS
ASSOCIATION, INC.,
A Texas Non-Profit Corporation**

By: 

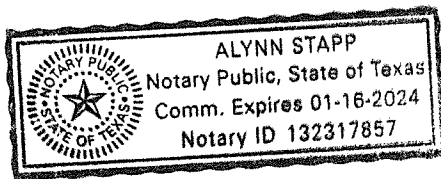
Ronald J. Corcoran, President
Duly Authorized Managing Agent
On behalf of Essex Association Management, LP

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 Weston Ridge 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 10 DAY OF October, 2023.





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

WESTON RIDGE HOMEOWNERS ASSOCIATION, INC.
DECORATIONS AND DISPLAY OF CERTAIN RELIGIOUS ITEMS
RULES AND REGULATIONS

FIRST AMENDMENT

WHEREAS, the Board of Directors (the "Board") of Weston Ridge Homeowners Association, Inc. (the "Association") wishes to amend certain sections of the Rules and Regulations adopted by the Board and recorded on the 3 day of October, 2023; and

WHEREAS, the Board, in the interim, has approved a variance to that certain rule and/or regulation that is to be rescinded as part of this amendment process; and

WHEREAS, the Board intends to notice all Class A Members by posting to the Association's website and sending an electronic communication via e-mail of the amendment. The Board will record the amended Rules and Regulations in the real property records of each county in which the subdivision is located, in compliance with Section 202.006 of the Texas Property Code.

NOW, THEREFORE, IT IS RESOLVED that the following provisions of the Rules and Regulations be amended as follows:

1. Residents are prohibited from decorating the exteriors of their Residence without the express written consent of the Architectural Control Committee (the "ARC").

2. **Exterior lighting** such as **seasonal holiday lighting** (including seasonal religious holiday lighting and decorations) and certain yard decorations shall be allowed during legitimate holiday seasons such as, but not limited to Christmas, Diwali Lighting, Hanukkah, or Kwanzaa. Other holiday seasons such as July 4th (Independence Day) and halloween may also display decorations, notwithstanding, the Board reserves the right to require removal of any lighting or decorations that become offensive or sends or broadcasts messages designed to create dissention among neighboring residents or within the community or is offensive; and

3. Unless otherwise provided by the Board of Directors, holiday lighting and decorations may be displayed not more than twenty-one (21) days before the holiday and must be removed at least ten (10) days after the holiday ends with the exception of Christmas and New Years during which time Owners and Residents may display lighting and decorations up to Forty Five days (45) days prior to the holiday and up to thirty (30) days after Christmas; and

4. These Rules and Regulations are in addition to those Guidelines pursuant to Section 202.018 of the Texas Property Code applicable to religious displays, nevertheless, the Board must also strive to maintain an aesthetically, harmonious, and peaceful neighborhood for all residents to enjoy; and

5. To ensure those Rules and Regulations pursuant to Section 202.018 are upheld as to a Residents right to display certain religious items, the Board does hereby incorporate the following Guidelines for display of certain religious items which complies with those Senate Bill 1588:

- I. An Owner may display or affix on Owner's or Resident's property or dwelling one or more religious items the display of which is motivated by the Owner's or Resident's sincere religious belief; and
- II. If displaying or affixing of a religious item on the Owner's or Resident's property or dwelling violates any of the following covenants, the Weston Ridge Homeowners Association, Inc. may remove or require removal of the item(s) displayed that:
 - a) Threaten the public health or safety;
 - b) Violate a law other than a law prohibiting the display of religious speech;
 - c) Contain language, graphics, or any display that is patently offensive to a passerby for reasons other than its religious content;
 - d) Is in a location other than the Owner's or Resident's property or dwelling, i.e., installed on property owned or maintained by the Association, or owned in common by two or more members of the Association;
 - e) Is located in violation of any applicable building line, right-of-way, line of sight restricted area, setback, or easement; or
 - f) Is attached to a traffic control device, streetlamp, fire hydrant, or any sign, pole, or fixture.
- III. Display Parameters:
 - a) All religious displays must be located within five feet (5') of the dwellings frontmost building line (i.e., within 5-feet of the front façade of the dwelling).
 - b) Displays may not be located within building setbacks.
 - c) No portion of the display may extend above the lowest point of the dwellings front roof line.
 - d) All displays must be kept in good repair.
 - e) Displays may not exceed 5-feet in height, 3-feet in width, and 3-feet in depth.
 - f) The number of displays is limited to three (3).
 - g) These display parameters **do not apply** to seasonal religious holiday decorations as described in #2 on page #1 above.
 - h) All religious items displayed must receive the prior written consent of

the ACC except for those displays which are 25-square inches or smaller.

The Board of Directors shall have the authority to amend these Rules and Regulations without consent or joinder of the Members. No rescission of these Rules and Regulations shall be allowed without at least a majority vote of the Board. The Board may amend these Rules and Regulations to supplement and add new language or to amend existing language as deemed necessary or appropriate.

The undersigned certifies that at least a majority of the Board of Directors adopted the foregoing amendment to the Rules and Regulations in accordance with the rights of the Board as set forth in the Bylaws, Declaration, and Community Wide Standards of the Association.

IN WITNESS WHEREOF, the foregoing amendment is effective as of the 3 day of October, 2023.

Weston Ridge Homeowners Association, Inc.
a Texas non-profit corporation

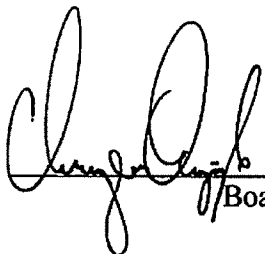


Matt Silva Board President

SECRETARY CERTIFICATION:

I certify that Weston Ridge Homeowners Association, Inc. operates under recorded Governing Documents as well as policies, rules and regulations set forth per the Texas State Property Code and Texas Business Organizations Code requirements and works to uphold such Governing Documents and policies to the best of its abilities.

By my signature below I do hereby attest and affirm the above.



Board Secretary

10 / 03 /2023

Collin County
Honorable Stacey Kemp
Collin County Clerk

Instrument Number: 2023000118017

eRecording - Real Property

HOMEOWNERS ASSOC DOCS

Recorded On: October 12, 2023 04:15 PM

Number of Pages: 6

" Examined and Charged as Follows: "

Total Recording: \$42.00

***** 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: 2023000118017
Receipt Number: 20231012000177
Recorded Date/Time: October 12, 2023 04:15 PM
User: Kristen M
Station: Workstation cck036

Record and Return To:

Simplifile



STATE OF TEXAS
COUNTY OF COLLIN

**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 Public Records of Collin County, Texas.**

Honorable Stacey Kemp
Collin County Clerk
Collin County, TX

