

**NOTICE OF FILING OF DEDICATORY INSTRUMENT FOR  
WHITEWING TRAILS HOMEOWNER'S ASSOCIATION, INC.**

**STATE OF TEXAS**

**COUNTY OF COLLIN**

**This Notice of Filing of Dedicatory Instruments for Whitewing Trails Homeowner's Association, Inc., ("Notice") is made by and on behalf of Whitewing Trails Homeowner'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 Whitewing Trails Homeowner's Association, Inc., filed or to be filed in the Real Property Records of Collin County, Texas (the "Declaration"), as Whitewing Trails Homeowner'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**

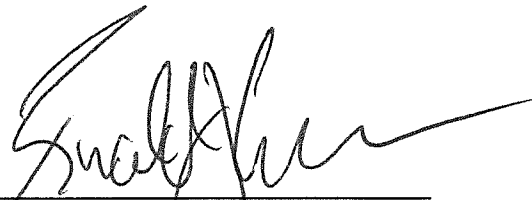
**WHEREAS, the Association desires to file a Notice by adding the instruments attached hereto herein adopted by the Association.**

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

- **Adoption of the Associations Security Measure Policy**

**[Signature Page to Follow]**

IN WITNESS WHEREOF, the undersigned agent of Whitewing Trails Homeowner'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.

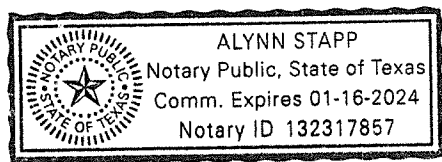
By:   
**Ronald J. Corcoran, President,**  
**Essex Association Management L.P., Its**  
**Managing Agent.**

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, President, Essex Association Management L.P., on behalf of Whitewing Trails Homeowner'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 DAY OF June, 2023.





**Notary Public in and for the State of Texas**

WHITEWING TRAILS HOMEOWNERS ASSOCIATION, INC.

**SECURITY MEASURES POLICY**

**WHEREAS**, the Board of Directors, exercising their rights and powers on behalf of Whitewing Trails Homeowners Association, Inc., (the “Association”) wishes to adopt reasonable guidelines to establish a Security Measures Policy for the Association; and

**WHEREAS**, at least a majority of the Board of Directors, does hereby approve to adopt these reasonable guidelines in compliance with Section 202.023 of the Texas Property Code (“Section 202.023”) regarding Owner rights to building or installing certain security measures on such Owner’s Lot (“Security Measures”); and

**WHEREAS**, the Association intends to file these guidelines 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; and

**NOW, THEREFORE, IT IS RESOLVED** that the following guidelines for Security Measures are established by the Declarant and the Board:

An Owner may build or install on such Owner’s Lot, after receiving prior written consent of the Architectural Review Committee (the “ARC”), certain camera, video, or fencing for Security Measures **provided that such Security Measures:**

1. Do not require placement or installation of a security camera by an Owner on any property other than the Lot owned by such Owner. Cameras and video equipment may not be installed to capture film or video of a neighboring Lot or into a neighboring window of a residence; and
2. Any security fencing installed by an Owner on its Lot **must obtain** prior written consent from the Architectural Control Committee prior to installation and must comply with the Design Guidelines and/or Rules and Restrictions then adopted by the Architectural Reviewer or Architectural Control Committee of the Association and otherwise comply with the requirements and restrictions set forth in the Declaration.
3. The front yard area with respect to a residential Lot shall mean the area between the front façade of the residence on such Lot and the public street or right-of-way in front of such Lot. **No Owner shall ever fence in or over a sidewalk, walking path, pedestrian, within an easement, right-of-way, or other area which must remain accessible to the Association, Utility, and any City or County or other governmental agency. Violation of this rule will result in the Owner being reported to local code enforcement, a written notice of violation issued and the highest monetary fine the Association is able to levy shall result for a breach of this rule.**
4. Any security fencing installed on an Owner’s Lot as a security measure under Section 202.023 of the Texas Property Code as amended shall abide as follows:
  - I. Shall be no higher than six (6) feet; and
  - II. To the extent that located within the front yard area of an Owner’s Lot, must

**WHITEWING TRAILS HOMEOWNERS ASSOCIATION, INC.**

be open and constructed of ornamental metal or wrought iron materials that allow the front façade of the residence to remain visible from the street through such fencing and be of a design approved by the Architectural Review Committee (the “ARC”). Fencing may not include screening of any kind, including live screening. A violation of this rule shall result in the maximum monetary fine(s) allowed and a request for removal of the screening and/or fence; and

- III. **No chain link, razor wire, electrified or barbed wire or other fencing not approved in writing by the ARC shall be allowed;** and
- IV. Such fencing shall otherwise follow all governmental requirements, including permit requirements. The ARC has the right to require Owner to provide a copy of the City’s permit prior to reviewing and/or rendering a decision and

The Board of Directors shall have the authority to amend this Policy without consent or joinder of the Members to meet requirements of the Texas Property Code or any State Legislative Measures set forth. No rescission of this Policy shall be allowed so long as provisions for security cameras and fencing remain actively enforceable through the Texas Property Code and/or by State Legislative Policy.


The Board may amend this policy to supplement and add new language or to amend existing language as necessary to ensure compliance with all local and state ordinances, laws, and rules or to clarify any ambiguity, should such occur regarding what is allowed or will be disallowed. ***In the event of a conflict or should any ambiguity as to the meaning and intent of any portion of this Policy occur, be it known to all Members that any portion of this Policy coming into question as to meaning or intent, SHALL BE DECIDED IN FAVOR OF THE ASSOCIATION, ITS BOARD OF DIRECTORS, AND THE ARC.***

[SIGNATURE PAGE FOLLOWS THIS PAGE]

**WHITEWING TRAILS HOMEOWNER'S ASSOCIATION, INC.**

I, the undersigned, being the President of the Whitewing Trails Homeowner's Association, Inc., do hereby certify that the foregoing Security Measure policy of said non-profit corporation, as adopted by the Association's Board of Directors dated to be effective as of the 20<sup>th</sup> day of October 2022.

Whitewing Trails Homeowner's Association, Inc.  
a Texas non-profit corporation

Name:  \_\_\_\_\_  
Brock Babb

Title: President

**Collin County  
Honorable Stacey Kemp  
Collin County Clerk**

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**Instrument Number:** 2023000074121

eRecording - Real Property

HOMEOWNERS ASSOC DOCS

Recorded On: June 30, 2023 03:55 PM

Number of Pages: 6

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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: 2023000074121  
Receipt Number: 20230630000539  
Recorded Date/Time: June 30, 2023 03:55 PM  
User: Kacy M  
Station: Station 8

**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