

*Mary Louise Nicholson*  
MARY LOUISE NICHOLSON  
COUNTY CLERK

## AFFIDAVIT FOR FILING DEDICATORY INSTRUMENTS

STATE OF TEXAS §  
COUNTY OF TARRANT §

KNOW ALL BY THESE PRESENT:

WHEREAS section 202.006 of the Texas Property Code requires that a property owners' association file its dedicatory instruments in the real property records of the county in which the property is located, and

WHEREAS the Trails of Fossil Creek Homeowner's Association, Inc. is a property owners' association as the term is defined in the Texas Property Code and has property located in Tarrant County, Texas,

NOW THEREFORE, true copies of the following dedicatory instruments of the Trails of Fossil Creek Homeowner's Association, Inc. which have not been previously filed in the public records of Tarrant County are attached hereto, including:

- *Swimming Pool Enclosure Guidelines*
- *Bid Solicitation Process*
- *Religious Item Display Guidelines*

FURTHER, other dedicatory instruments of the Trails of Fossil Creek Homeowner's Association, Inc. have already been filed in the public records of Tarrant County as these documents supplement the previously filed documents.

SIGNED on this the 3<sup>rd</sup> day of March, 2022.

Trails of Fossil Creek Homeowner's Association, Inc.

By: Spectrum Association Management, L.P.

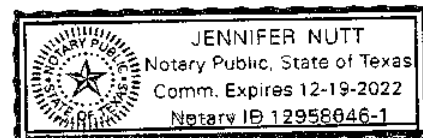
By: *Shelby Welch*  
Shelby Welch  
Spectrum Association Management, L.P.  
Managing Agent

State of Texas §  
County of Bexar §

This Instrument was acknowledged and signed before me on 3 March, 2022  
by Shelby Welch, representative of Spectrum Association Management, the Managing Agent for Trails of Fossil Creek Homeowner's Association, Inc., on behalf of said association.

*Jennifer Nutt*  
Notary Public, State of Texas

After Recording Return To:  
Spectrum Association Management  
Attn: Transitions  
17319 San Pedro, #318  
San Antonio, TX 78232



**Religious Item Display Guidelines for the  
Trails of Fossil Creek Homeowner's Association, Inc**

STATE OF TEXAS                   §  
   §  
COUNTY OF TARRANT         §

Pursuant to the Bylaws of the Trails of Fossil Creek Homeowner's Association, Inc (referred to as "Association") and the Declaration of Protective Covenants, the Directors of the Trails of Fossil Creek Homeowner's Association, Inc, a Texas non-profit corporation, consent to the adoption of the following resolution:

RE:     Architectural Guidelines for Religious Displays

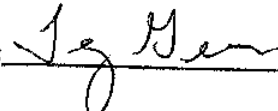
WHEREAS:

1. The Texas Property Code Chapter 202 Section 202.018 precludes associations from adopting or enforcing a restrictive covenant which governs an owner's or resident's right to display one or more religious items the display of which is motivated by the owner's or resident's sincere religious belief; and
2. Pursuant to Section 202.018(b) of the Texas Property Code, the Board of Directors is permitted to adopt certain limitations on the display of religious items.

BE IT RESOLVED THAT:

1. In order to comply with Section 202.018 of the Texas Property Code, the Board of Directors of the Association adopts the following guidelines to govern the display of religious symbols.
  - a. The religious item cannot threaten public health or safety.
  - b. The religious item cannot violate the law other than a law prohibiting the display of religious speech.
  - c. The religious item cannot contain language, graphics or other display that is patently offensive to a passerby for reasons other than its religious content.
  - d. The religious item shall not be installed on property:
    - i. owned or maintained by the Association; or
    - ii. owned in common by members of the Association.
  - e. The religious item cannot violate any applicable building line, right-of-way, setback or easement.
  - f. The religious item cannot be attached to a traffic control device, street lamp, fire hydrant, or utility sign, pole, or fixture.
2. In the event of any conflict between these provisions and any religious item display restrictions contained in any governing documents of the Association, including design guidelines, policies and the Declaration, this Religious Item Display Policy controls.

EFFECTIVE DATE: \_\_\_\_\_

Authorized Board Member Signature: 

Date: 02/28/2022

**Swimming Pool Enclosure Guidelines for the  
Trails of Fossil Creek Homeowner's Association, Inc**

STATE OF TEXAS           §  
  §  
COUNTY OF TARRANT   §

Pursuant to the Bylaws of the Trails of Fossil Creek Homeowner's Association, Inc (referred to as "Association") and the Declaration of Protective Covenants, the Directors of the Trails of Fossil Creek Homeowner's Association, Inc a Texas non-profit corporation, consent to the adoption of the following resolution:

RE: Architectural Guidelines for Swimming Pool Enclosures

WHEREAS:

1. The Texas Property Code Chapter 202 Section 202.022 precludes associations from adopting or enforcing a restrictive covenant which prohibits or restricts a property owner from installing on a property owner's property a swimming pool enclosure that conforms to applicable state or local safety requirements; and
2. Pursuant to Section 202.022(b)(2) of the Texas Property Code, the Board of Directors is permitted to adopt certain limitations on the installation of a Swimming Pool Enclosure.

BE IT RESOLVED THAT:

1. In order to comply with Section 202.022 of the Texas Property Code, the Board of Directors of the Association adopts the following guidelines to govern the installation of a Swimming Pool Enclosure.
  - a. A "swimming pool enclosure" means a fence that:
    1. Surrounds a water feature, including a swimming pool or spa;
    2. consists of transparent mesh or clear panels set in metal frames;
    3. is not more than six feet in height; and
    4. is designed to not be climbable.
  - b. The swimming pool enclosure shall be black in color and consist of transparent mesh set in metal frames.

EFFECTIVE DATE: \_\_\_\_\_

Authorized Board Member Signature: \_\_\_\_\_

Date: 02/20/2022

**Bid Solicitation Process for the  
Trails of Fossil Creek Homeowner's Association, Inc**

STATE OF TEXAS                   §  
   §  
COUNTY OF TARRANT         §

Pursuant to the Bylaws of the Trails of Fossil Creek Homeowner's Association, Inc referred to as "Association") and the Declaration of Protective Covenants, the Directors of the Trails of Fossil Creek Homeowner's Association, Inc a Texas non-profit corporation, consent to the adoption of the following resolution:

RE: Bid Solicitation Process

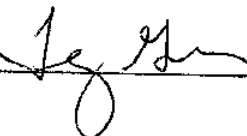
WHEREAS:

1. Section 209.0052 of the Texas Property Code creates a requirement that an association create a process for bid solicitation when the association proposes to contract for services that will cost more than \$50,000.00.
2. The Association's Board of Directors (the "Board") desires to establish a policy consistent with Section 209.0052.

BE IT RESOLVED THAT the Association may enter into a contract for services that is equal to or exceeds \$50,000 if:

- a. The Association has solicited at least two competitive proposals for the contract;
- b. All Directors have access to the proposals provided by potential vendors before approval by the Board of Directors; and
- c. The Association complies with all requirements of 209.0052.

EFFECTIVE DATE: \_\_\_\_\_

Authorized Board Member Signature:  Date: 02/28/2022