


MARY LOUISE NICHOLSON
COUNTY CLERK

**NOTICE OF FILING: WORKING CAPITALIZATION
GUIDELINES POLICY
TRAILS OF FOSSIL CREEK HOMEOWNERS ASSOCIATION, INC.**

STATE OF TEXAS)
) **KNOW ALL MEN BY THESE PRESENTS**
COUNTY OF TARRANT)

THIS NOTICE OF DEDICATORY INSTRUMENTS FOR TRAILS OF FOSSIL CREEK HOMEOWNERS ASSOCIATION, INC. ("Notice") is made JUNE 18, 2025 by Trails of Fossil Creek Homeowners Association, Inc. ("The Association")

WITNESSETH:

WHEREAS, the Association is the property owners' association created to manage or regulate the planned development covered by the **Declaration of Covenants, Conditions and Restrictions for TRAILS OF FOSSIL CREEK**; and

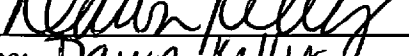
WHEREAS, Section 202.006 of the Texas Property Code provides that a property owners' association must file each dedicatory instrument governing the association that has not been previously recorded in the real property records of the county in which the planned development is located; and

WHEREAS, the Association desires to record the attached dedicatory instrument "POLICY" in the real property records of **TARRANT County**, Texas, pursuant to and in accordance with Section 202.006 of the Texas Property Code and for the purpose of providing public notice of the following dedicatory instrument affecting the owners of property within **TRAILS OF FOSSIL CREEK** subdivision ("Owner").

NOW THEREFORE, the policy attached hereto on Exhibit "A" are originals and are hereby filed of record in the real property records of **TARRANT County**, Texas, in accordance with the requirements of Section 202.006 of the Texas Property Code.

IN WITNESS WHEREOF, the Association has caused this Notice to be executed by its duly authorized agent as of the date first written above.

**TRAILS OF FOSSIL CREEK HOMEOWNERS
ASSOCIATION, INC.**

By: 
Name: Dawn Kelly
Title: Authorized Agent

ACKNOWLEDGMENT**STATE OF TEXAS****COUNTY OF TARRANT**

BEFORE ME, the undersigned authority, on this day personally appeared Dawn Kelly, authorized agent of **TRAILS OF FOSSIL CREEK HOMEOWNERS ASSOCIATION, INC.** known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that (s)he executed the same for the purposed and consideration therein expressed on behalf of said corporation.

SUBSCRIBED AND SWORN TO BEFORE ME on this 19th day of June, 2025

Cassidy Doss-Childers

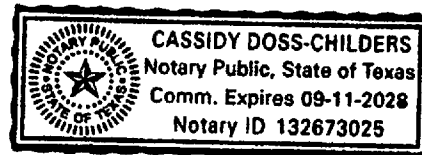


Exhibit A

Trails of Fossil Creek
Homeowners Association Inc.
Capitalization Fee
Guidelines

The Board of Directors of Trails of Fossil Creek Homeowner's Association, Inc (the "Association") hereby adopts the following Capitalization Fee Guidelines.

These guidelines are to be applied during the closing process of a home within The Trails of Fossil Creek Homeowners Association. A capitalization fee is a mandatory transfer fee to be collected at the time of a transfer of warranty deed for all closings completed from the time of the recording of these guidelines, with the Tarrant County Clerk as a public document forward, until otherwise amended.

The Capitalization fee is equal to fifty-percent (50%) of the yearly dues for Trails of Fossil Creek Homeowners Association for said year of warranty deed transfer. The funds collected are to be used for future capital projects, expenditures, and shortfalls to pay ordinary and necessary expenses exceeding budgeted funding, with Board approval.

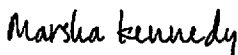
Capitalization fee funding can be used in reserve budget preparation for future year projects. Such budgets will be approved in an open meeting, requiring a board motion and formal approval.

The Capitalization fee is a standalone fee. The collected capitalization fee is non- refundable nor can be applied towards annually paid assessments or other charges applied to an owners account. The Capitalization fee will be clearly defined, separate from all other funding through financial reporting and ledger application.

IT IS THEREFORE RESOLVED that the Capitalization Fee Guidelines are affective upon adoption and recordation hereof, to remain in force and effect until revoked, modified or amended.

This is to certify that the forgoing resolution was adopted by the Board of Directors at the meeting of same on June 17, 2025, and has not been modified, rescinded or revoked.

Signed by:



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Marsha Kennedy, President

Trails of Fossil Creek Homeowners Association, Inc

6/18/2025

Date

Initial
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