

**NOTICE OF FILING OF DEDICATORY INSTRUMENTS
FOR
WATTERS CROSSING
(Political Sign Display Guidelines)**

STATE OF TEXAS §
 § **KNOW ALL MEN BY THESE PRESENTS:**
COUNTY OF COLLIN §

THIS NOTICE OF FILING OF DEDICATORY INSTRUMENTS FOR WATTERS CROSSING (this "Notice") is made this 7th day of September, 2021, by Watters Crossing Homeowners Association, Inc. (the "Association").

WITNESSETH:

WHEREAS, the Association is the property owners' association created to manage or regulate the planned unit development subject to the Declaration of Covenants, Conditions and Restrictions for Watters Crossing, recorded on or about June 29, 1993 as Volume 93-0051170 Page 001 of the Real Property Records of Collin County, Texas (the "Declaration"); 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 development is located; and

WHEREAS, the Association desires to record the dedicatory instrument attached hereto as **Exhibit "A"** pursuant to and in accordance with Section 202.006 of the Texas Property Code.

NOW, THEREFORE, the dedicatory instrument attached hereto as **Exhibit "A"** is a true and correct copy of the original and is hereby filed of record in the Real Property Records of Collin 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 above written.

Watters Crossing Homeowners Association, Inc.,
A Texas non-profit corporation

By: Katherine S. Armstrong
Name: Katherine S. Armstrong
Title: Secretary

ACKNOWLEDGEMENT

STATE OF TEXAS

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§
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COUNTY OF COLLIN

BEFORE ME, the undersigned authority, on this day personally appeared Katherine Armstrong, Secretary of Watters Crossing 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 purposes and consideration therein expressed on behalf of said corporation.

SUBSCRIBED AND SWORN TO BEFORE ME on this 7th day of September, 2021.

Deann Weeks
Notary Public, State of Texas

My Commission Expires: 8-5-2024

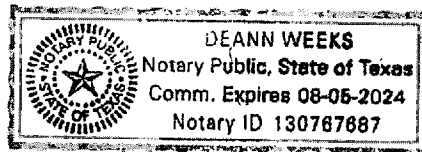


EXHIBIT "A"

Political Sign Display Guidelines

WATTERS CROSSING HOMEOWNERS ASSOCIATION, INC.

POLITICAL SIGN DISPLAY GUIDELINES

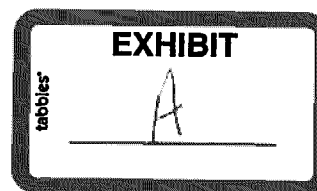
WHEREAS, the Texas Legislature passed House Bill 2554 which moved political signage restrictions from Chapter 202 of the Texas Property Code to Chapter 259 of the Texas Election Code, which restrictions preclude associations from adopting or enforcing a prohibition or restriction that prohibits a property owner from displaying political signs; and

WHEREAS, pursuant to Chapter 259 of the Texas Election Code, the Board of Directors of Watters Crossing Homeowners Association, Inc. (the "Association") is permitted to specific limitations on certain political sign displays; and

WHEREAS, Article IV, Section 4.7(r) of the Declaration of Covenants, Conditions and Restrictions for Watters Crossing contains limitations on signs which may be inconsistent with Chapter 259 of the Texas Elections.

NOW, THEREFORE, IT IS RESOLVED, in order to comply with Chapter 259 of the Texas Election Code, the Board of Directors of the Association adopts the following guidelines for political sign displays.

- A. An owner or resident may display one or more signs advertising a candidate or measure for an election on the owner or resident's lot, provided the signs:
 - 1. are not erected, installed or displayed more than ninety (90) days before the date of the election to which the sign relates; and
 - 2. are removed within eleven (11) days after the election date.
- B. The Association hereby adopts the following additional restrictions on the display of political signs on an owner or resident's lot:
 - 1. any political sign must be ground-mounted and cannot exceed 4' x 6' in size;
 - 2. an owner or resident may not install or display more than one political sign for each candidate or measure;
 - 3. any political sign may not contain roofing material, siding, paving materials, flora, one or more balloons or lights, or any other similar building, landscaping, or nonstandard decorative component, and may not involve the painting of architectural surfaces;
 - 4. any political sign may not be accompanied by music or other sounds or by streamers or as otherwise distracting to motorists;
 - 5. an owner or resident may not attach a political sign in any way to plant material a traffic control device, a light, a trailer, a vehicle, or any other existing structure or object; and



6. any political sign may not contain language, graphics or any display that would be offensive to the ordinary person.

C. The definitions contained in the governing documents for the Association are hereby incorporated herein by reference.

IT IS FURTHER RESOLVED that these Political Sign Display Guidelines are effective upon recordation hereof, to remain in force and effect until revoked, modified or amended.

This is to certify that the foregoing resolution was adopted by the Board of Directors at a meeting of same on August 16, 2021, and has not been modified, rescinded or revoked.

DATE: 9/7/2021


Secretary



Filed and Recorded
Official Public Records
Stacey Kemp, County Clerk
Collin County, TEXAS
09/09/2021 03:09:33 PM
\$42.00 DKITZMILLER
20210909001837510

