

Denton County
Juli Luke
County Clerk

Instrument Number: 3103

ERecordings-RP

NOTICE

Recorded On: January 11, 2023 11:37 AM

Number of Pages: 4

" Examined and Charged as Follows: "

Total Recording: \$38.00

***** THIS PAGE IS PART OF THE INSTRUMENT *****

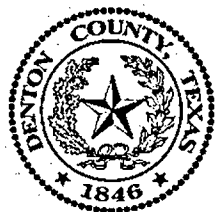
Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number: 3103
Receipt Number: 20230111000304
Recorded Date/Time: January 11, 2023 11:37 AM
User: Michael T
Station: Station 34

Record and Return To:

Simplifile



STATE OF TEXAS
COUNTY OF DENTON

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 Records of Denton County, Texas.

Juli Luke
County Clerk
Denton County, TX

NOTICE OF DEDICATORY INSTRUMENT
for
PECAN SQUARE RESIDENTIAL COMMUNITY ASSOCIATION, INC.

THE STATE OF TEXAS §
 §
COUNTY OF DENTON §

The undersigned, being the Secretary of Pecan Square Residential Community Association, Inc. ("**Association**"), a property owners' association as defined in Section 202.001 of the Texas Property Code, hereby files this Notice of Dedicatory Instrument ("**Notice**") for the purpose of complying with Section 202.006 of the Texas Property Code.

Dedicatory Instrument. The following document is a Dedicatory Instrument governing the Association.

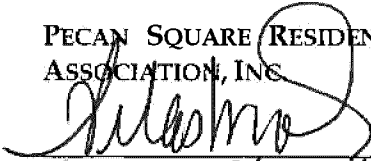
- **Resolution of Board of Directors of Pecan Square Residential Community Association, Inc. regarding Use of Common Areas for Political Events**

A true and correct copy of such Dedicatory Instrument is attached to this Notice.

This Notice is being recorded in the Official Public Records of Real Property of Denton County, Texas for the purpose of complying with Section 202.006 of the Texas Property Code. I hereby certify that the information set forth in this Notice is true and correct and that the copy of the Dedicatory Instrument attached to this Notice is a true and correct copy of the original.

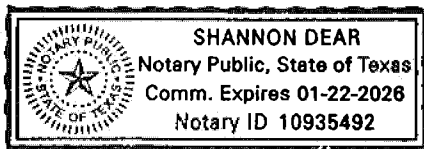
Executed on this 30th day of December, 2022.

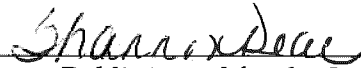
PECAN SQUARE RESIDENTIAL COMMUNITY
ASSOCIATION, INC.

By: 
Angie Mastrocola, Secretary

THE STATE OF TEXAS §
 §
COUNTY OF DENTON §

BEFORE ME, the undersigned notary public, on this 30th day of December, 2022 personally appeared Angie Mastrocola, Secretary for Pecan Square Residential Community Association, Inc., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purpose and in the capacity therein expressed.




Notary Public in and for the State of Texas

RESOLUTION OF BOARD OF DIRECTORS
of
PECAN SQUARE RESIDENTIAL COMMUNITY ASSOCIATION, INC.
regarding
USE OF COMMON AREAS FOR POLITICAL EVENTS

STATE OF TEXAS §
 §
COUNTY OF DENTON §

I, Kim Comiskey, President of Pecan Square Residential Community Association, Inc. (the "**Association**"), do hereby certify that in the open session of a properly noticed meeting of the Board of Directors of the Association (the "**Board**") duly called and held on the 15th day of November, 2022, with at least a quorum of the Board members being present and remaining throughout, and being duly authorized to transact business, the following resolution was duly made and approved by a majority vote of the members of the Board:

WHEREAS, Article III, Section 3.7 of the of the instrument entitled "Declaration of Covenants, Conditions, and Restrictions for Pecan Square Residential Community" filed in the Official Public Records of Real Property of Denton County, Texas under Clerk's File No. 20190423000236, and any amendments or supplements thereto (the "**Declaration**") provides that the Board of Directors of the Association may, from time to time, adopt, amend or repeal the Rules and Regulations concerning the Property, Lots or any portion thereof.

WHEREAS, the Board has determined that it is in the best interest of the Association to establish a rule regarding use by Owners and Occupants of the Common Areas for political events.

NOW, THEREFORE, BE IT RESOLVED, that Owners, Occupants and Owners and Occupants' family members, guests and invitees shall be explicitly prohibited from use of the Common Areas for political events. For purposes of this Rule, a "political event" is defined as a formal gathering of individuals centered around a political candidate or measure for an election.

IT IS FURTHER RESOLVED, that the Board be and hereby is authorized to take any and all action as it deems necessary, appropriate, convenient or desirable in order to effectuate the intent of the foregoing resolution, and any action taken in connection with the foregoing resolution is hereby approved, adopted and ratified in all respects.

I hereby certify that I am the duly elected, qualified and acting President of the Association and that the foregoing resolution was approved by a majority vote of the Board of Directors, as set forth above and now appears in the books and records of the Association.

PECAN SQUARE RESIDENTIAL COMMUNITY ASSOCIATION,
INC.

By: [Signature]
Its: President

Printed: Kim Comiskey

STATE OF TEXAS §
 §
COUNTY OF Dallas §

This instrument was acknowledged before me on 29 day of November, 2022, by Kim Comiskey, as President of Pecan Square Residential Community Association, Inc., on behalf of said corporation, 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 purpose and in the capacity therein expressed.

[Signature]
Notary Public in and for the State of Texas

