

**NOTICE OF FILING OF DEDICATORY INSTRUMENT FOR
LEGENDS CROSSING MASTER HOMEOWNER'S ASSOCIATION, INC.**

STATE OF TEXAS

COUNTY OF DALLAS

This Notice of Filing of Dedicatory Instruments for the Legends Crossing Homeowner's Association, Inc., ("Notice") is made by and on behalf of the Legends Crossing 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 Legends Crossing Homeowner's Association, Inc., filed or to be filed in the Real Property Records of Dallas County, Texas (the "Declaration"), as 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. The attached instrument once filed shall supersede all previously recorded pool rules on file if applicable.

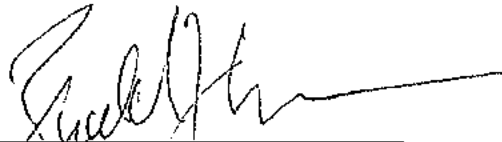
NOW THEREFORE, the Association files true and correct copies of the following instruments of the Association which are attached hereto:

1. Pool Rules

IN WITNESS WHEREOF, the undersigned agent of Legends Crossing 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.

[Signature follows on next page]

Legends Crossing Homeowner's Association, Inc.,

By: 
Ronald J. Corcoran,
Duly Authorized Managing Agent

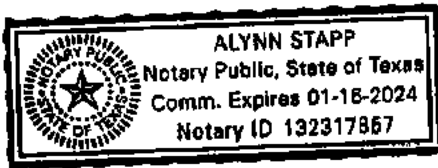
April 6, 2021

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**, a duly authorized managing agent for **Legends Crossing 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 6th DAY OF April, 2021.




Notary Public in and for the State of Texas

After Recording Return To:
Essex Association Management, LP
1512 Crescent Drive, Suite 112
Carrollton, Texas 75006

Job Notes:

1 @ 40" x 30" Single-Face .040 Aluminum
Digitally Printed
w. round corners
& holes in each corner



SWIMMING POOL RULES

HOURS OF OPERATION

8:00am - 10:00pm Daily

Violators of pool rules will be reported and pool privileges will be suspended.

THERE IS NO LIFEGUARD ON DUTY. SWIM AT YOUR OWN RISK.

1. The Homeowners Association assumes no responsibility for any personal injury to anyone.
2. The Homeowners Association assumes no responsibility for the loss, theft or damage to personal property or effects left in the pool area.
3. An adult, age 18 or above MUST accompany children under 16 years of age in the pool or pool area.
4. A working key card is required to enter the pool area.
5. Do NOT open the gate for anyone who arrives at the pool without a working key card.
6. Do NOT share your key card with anyone.
7. Keep all gates completely closed at all times. Climbing over the fence or gate is prohibited.
8. Animals are not allowed in the pool area.
9. Homeowners are allowed up to four (4) guests. Guest must be accompanied by a homeowner.
10. Alcohol is prohibited in the pool area.
11. Smoking is prohibited in the pool area.
12. No glass containers allowed in the pool area.
13. Bikes, scooters or roller blades are not allowed in the pool.
14. Pool furniture is not allowed in the pool.
15. Proper swimwear is required. Cut offs are not allowed.
16. Babies/toddlers must wear swim diapers while in the pool or pool area.
17. No rafts or other floatation devices are allowed.
18. NO running, jumping, diving, tag games, "cannon-balling" or boisterous play of any kind is permitted inside the pool area.
19. Oils/lotions clog the pools filters; please use as minimally as possible.
20. Persons with cuts, skin abrasions or communicable diseases shall not enter the pool.
21. Safety equipment may NOT be used as toys or floats at any time.
22. Pool area must be kept clean and neat at all times.

Vandalism in the pool will NOT be tolerated. This includes but is NOT limited to, damaging pool furniture, throwing furniture in the pool, throwing rocks or stones into the pool and stopping up plumbing. Please report vandallisms to the Flower Mound Police Department, Flower Mound, TX. Emergency Number: 888-740-2233

Managed By: Essex Association Management L.P.

PMS Colors:
(If Applicable)

NOTE: Due to inherent differences between viewing an image on a computer monitor and viewing a printed image, there may be some variation in color and tonality between what you see on your monitor and the print we produce for you.

Work Order # 58669

SCALE: 1/10

Page 1 of 1

Customer Name: Essex Mgt. - The Legends

Date Last Modified: 5/15/2017

By: Megan

First Graphic Services, Inc.
229 Garvon St. Garland, TX 75040
☎ (972) 494-6199 📠 (972) 494-9399

www.firstgraphicservices.com

Please DOUBLE CHECK the following: Spelling, Grammar, Punctuation, Addresses, Phone Numbers, Etc.

By submitting approval of this proof, you agree to the following...

- You have verified that spelling and content are correct.
- You are satisfied with the document layout
- We will print exactly what appears on this proof, and you cannot make any changes once approval has been approved and sent to print.

**Dallas County
John F. Warren
Dallas County Clerk**

Instrument Number: 202100124310

eRecording - Real Property

Recorded On: April 28, 2021 09:17 AM

Number of Pages: 4

" Examined and Charged as Follows: "

Total Recording: \$34.00

******* 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: 202100124310
Receipt Number: 20210428000096
Recorded Date/Time: April 28, 2021 09:17 AM
User: Detrick R
Station: CC26

Record and Return To:

Simplifile



**STATE OF TEXAS
COUNTY OF DALLAS**

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 Dallas County, Texas.

John F. Warren
Dallas County Clerk
Dallas County, TX

A handwritten signature in black ink, appearing to be "JFW", is written over the printed name of John F. Warren.