

AFFIDAVIT FOR FILING DEDICATORY INSTRUMENTS

STATE OF TEXAS

§

§

KNOW ALL BY THESE PRESENT:

COUNTY OF BEXAR

§

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 Villages of Westcreek Owners' Association, Inc. is a property owners' association as the term is defined in the Texas Property Code and has property located in Bexar County, Texas,

NOW THEREFORE, true copies of the following dedicatory instruments of the Villages of Westcreek Owners' Association, Inc. which have not been previously filed in the public records of Bexar County are attached hereto, including:

- **Notification Of Covenants Violations**

FURTHER, other dedicatory instruments of the Villages of Westcreek Owners' Association, Inc. have already been filed in the public records of Bexar County as these documents supplement the previously filed documents.

SIGNED on this the 26 day of September, 2022.

Villages of Westcreek Owners' Association, Inc.

By: Spectrum Association Management, L.P.

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

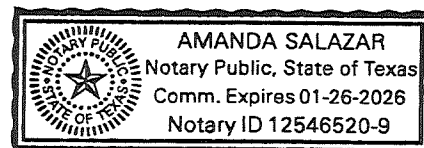
State of Texas §

County of Bexar §

This Instrument was acknowledged and signed before me on 26, September, 2022 by Shelby Welch, representative of Spectrum Association Management, the Managing Agent for Villages of Westcreek Owners' Association, Inc., on behalf of said association.

Amanda Salazar
Notary Public, State of Texas

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



Villages of Westcreek Owners Association

VILLAGES OF WESTCREEK OWNERS ASSOCIATION Administrative Resolution No. 53

NOTIFICATION OF COVENANTS VIOLATIONS

WHEREAS, Article VIH, Section 8.14 of the BYLAWS directs the Board of Directors ("BOARD") to exercise for the ASSOCIATION all powers, duties and authority vested in or delegated to this ASSOCIATION and not reserved to the membership by other provisions of these BY-LAWS, the ARTICLES OF INCORPORATION, or the VILLAGES OF WESTCREEK DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS ("PROJECT DOCUMENTS"); and

WHEREAS, Article XV of the DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS establishes remedies for the violation of restrictions; and

WHEREAS, there is a need to establish orderly procedures for the notification of Owners of wrongful performance, non-performance or defective performance; and

WHEREAS, it is the intent of the BOARD to establish orderly steps to notify Owners and to request a cure the wrongful performance, defective performance or failure of performance, to allow for due process,

NOW THEREFORE, BE IT RESOLVED THAT the procedures for notification be as follows:

Except where damage or injury to persons or property is imminent as a result of the performance, or by a failure to perform, or the defective performance of any obligation imposed or restricted under the DECLARATION, the resident will be given a notice stating the condition observed and to be corrected, the COVENANTS, CONDITIONS AND RESTRICTIONS violated, and a request for cure of the violation. Cure to be sought in accordance with Chapter 209 Texas Residential Property Owners Protection Act.

Listed below is a timeline for notifications if the violation has not cured. Notifications will be in the form of a first and second Courtesy Notice and if the violation has not cured a Pre-Texas Property Code Letter is mailed to the Owner.

If the condition has not been cured, the name and address of the owner(s) will be turned over to the BOARD for determination of further action and may be turned over to the legal counsel for the ASSOCIATION who will take the actions specified in Article XV of the DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS and/or as decided by the BOARD.

IN WITNESS HEREOF, THE UNDERSIGNED HAVE EXECUTED THIS CONSENT AS OF

Elaine Maurer, President

Elaine Maurer 09 / 19 / 2022

Brandon Schuler, Secretary

Brandon Schuler 09 / 19 / 2022

COURTESY NOTICE (CN) DISCREPANCIES & TIME LIMITS	
Discrepancies	Time Limits Per CN
Maintenance/Repair: house damage/painting, Roof repair, Major fence, etc	30 days, 10 days--TPC
Ground cover required.	30 days, 10 days--TPC
Improvements/changes made without ARC approval.	10 days, 10 days--TPC
New improvements/changes approved by the ARC and: ready for inspection; <u>not completed</u> within 90 days	10 days, 10 days--TPC
Removal of metal storage sheds, gazebos, pergolas & children's swingsets.	10 days, 10 days--TPC
General Maintenance: Stain removal, fence, trimming trees/plants, inoperable vehicles, etc.	10 days, 10 days--TPC
Property Maintenance: General lawn care (Mow, edge, trim, leaves, weeds)	10 days, 10 days--TPC
Commercial vehicles exceeding 1 ton.	10 days, 10 days--TPC
RV's such as motor homes, buses, travel trailers, campers, jet ski, boats boat trailers. (After 48 hours before, and after, each trip)	10 days, 10 days--TPC
Canopies for special events such as birthdays, anniversaries, etc. (After 3 allowed days)	10 days, 10 days--TPC
Remove/Store Items: Gardening items, children's bikes/toys, non approved furniture.	10 days, 10 days--TPC
Constant trash/recycle containers or basketball pole violations.	10 days--10 days, TPC
Outside decorations out more than 30 days before or more than 15 days after the holiday for which they were displayed.	10 Days- 10 Days -- TPC
Extensions must be approved by the Standards Manager.	

Revised: August 18, 2022

Signature Certificate

Reference number: NL3NP-YZWMO-SRCUE-YAR3X

Signer

Timestamp

Signature

Brandon Schuler

Email: brandonschuler1@gmail.com

Sent: 19 Sep 2022 18:31:25 UTC
Viewed: 19 Sep 2022 18:43:49 UTC
Signed: 19 Sep 2022 18:44:16 UTC

Brandon Schuler

Recipient Verification:

✓ Email verified 19 Sep 2022 18:43:49 UTC

IP address: 136.226.12.187

Elaine Maurer

Email: elaine.maurer0630@gmail.com

Sent: 19 Sep 2022 18:31:25 UTC
Viewed: 19 Sep 2022 20:18:33 UTC
Signed: 19 Sep 2022 20:18:55 UTC

Elaine Maurer

Recipient Verification:

✓ Email verified 19 Sep 2022 20:18:33 UTC

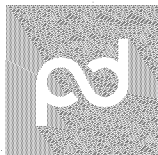
IP address: 99.190.20.239

Location: San Antonio, United States

Document completed by all parties on:

19 Sep 2022 20:18:55 UTC

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Signed with PandaDoc

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File Information

**eFILED IN THE OFFICIAL PUBLIC eRECORDS OF BEXAR COUNTY
LUCY ADAME-CLARK, BEXAR COUNTY CLERK**

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Recorded Date: September 26, 2022
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**** THIS PAGE IS PART OF THE DOCUMENT ****

**** Do Not Remove ****

Any provision herein which restricts the sale or use of the described real property because of race is invalid and unenforceable under Federal law

STATE OF TEXAS, COUNTY OF BEXAR

I hereby Certify that this instrument was eFILED in File Number Sequence on this date and at the time stamped hereon by me and was duly eRECORDED in the Official Public Record of Bexar County, Texas on: 9/26/2022 2:55 PM



Lucy Adame-Clark
Lucy Adame-Clark
Bexar County Clerk