

**NOTICE OF FILING OF DEDICATORY INSTRUMENT FOR
BEAR CREEK RANCH COMMUNITY ASSOCIATION, INC.**

STATE OF TEXAS

COUNTY OF DALLAS

This Notice of Filing of Dedicatory Instruments for the Bear Creek Ranch Community Association, Inc., (“Notice”) is made by and on behalf of the Bear Creek Ranch Community 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 Bear Creek Ranch Community 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.

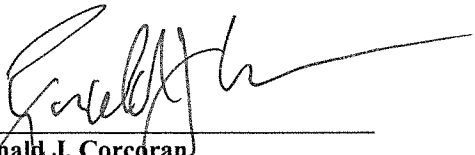
NOW THEREFORE, the Association files true and correct copies of the following instruments of the Association which are attached hereto:

1. Pool Rules

IN WITNESS WHEREOF, the undersigned agent of Bear Creek Ranch Community 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]

**Bear Creek Ranch
Community Association, Inc.,**

By: 
**Ronald J. Corcoran,
Duly Authorized Managing Agent**

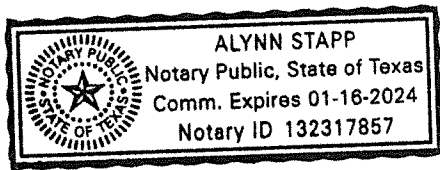
March 23, 2021


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 Bear Creek Ranch Community 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 23 DAY OF May, 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**

Bear Creek Ranch SWIMMING POOL RULES

Amended to CCR

Hours of operation: 9:00 am-10:00 pm, Memorial Day Weekend to Labor Day Weekend

1. THERE IS NO LIFEGUARD ON DUTY -SWIM AT YOUR OWN RISK. DIVING AND JUMPING INTO THE POOL IS NOT ALLOWED.
2. A Bear Creek Ranch pool access card is required to enter the pool. Do NOT open the gates for anyone who arrives at the pool without a card. Climbing over the fence or gate is prohibited. Do NOT give a pool card to anyone who is NOT an owner. Trespassing is NOT allowed.
3. CAUTION. Water in the pool is shallow, NO DIVING ALLOWED, Running, tag games, 'cannon-balling' or boisterous play of any kind are NOT permitted in the pool area.
4. Do NOT swim if there is lightning or thunder.
5. Keep all gates completely closed at all times.
6. An adult, age 18 or above MUST accompany children under 14 years of age.
7. Animals are NOT allowed at the pool - per Health Code.
8. **Homeowners get 1 key card for the pool; a replacement fee will be charge if lost. (\$25)**
9. Bikes, scooters, roller blades and running in the pool area are NOT allowed.
10. Proper swimwear is required. 'Cut-offs' is NOT allowed. Babies/toddlers must wear swim diapers.
11. Use of floating tubes, rafts and toys must NOT interfere with the use of the pool by others.
12. Glass containers are NOT allowed. Alcohol is NOT allowed. Drugs are NOT allowed. No smoking.
13. Suntan lotion clogs pool filters. Please use as minimally as possible.
14. Persons with skin abrasions, blisters, cuts, skin disease or communicable diseases shall NOT enter the pool.
15. Pool furniture is NOT allowed in the pool.
16. Keep safety equipment in its place, life rings and shepherd crooks may NOT be used as toys or floats at any time.
17. **Vandalism in the pool will NOT be tolerated. This includes, but is not limited to, damaging pool furniture, throwing rocks or stones into the pool, and stopping up plumbing. Report vandalism to the County Sheriff's Department and Management Company.**
18. Leave pool area clean and tidy at all times.
19. Homeowners and renters are responsible for their household members and guests.
20. NO sports balls.
21. NO Profanity.

These pool rules, policies and procedures will be amended from time to time for the safety and security of the residents and their guests.

BEAR CREEK

HOMEOWNERS ASSOCIATION POOL RULES, REGULATIONS AND GUIDELINES

Hours for Pool Key Operation: 9:00 am until 9:00 pm Daily

In the Event of an Emergency: Call – 911

HOA IS NOT RESPONSIBLE FOR INJURIES THAT OCCUR ON POOL PREMISES

KEEP THE POOL GATE CLOSED AND LATCHED AT ALL TIMES

SAFETY IS EVERYONE'S JOB!!!!!!

VIOLATIONS OF POOL RULES MAY RESULT IN DISCONTINUED POOL PRIVILEGES

WARNING: NO LIFEGUARD ON DUTY

- This facility is for the exclusive use of Bear Creek Ranch Residents and their guests ONLY.
- You need a pool key to enter the pool area.
- Parents/Guardians are responsible for the actions of their family/friends and guests using the pool.
- Children under the age of 16 MUST be accompanied by an authorized Parent or Guardian.
- Homeowners must stay "Current With Their Dues," for the pool card to stay active.
- No pets allowed in the fenced pool area.
- Glass containers are prohibited inside the fenced pool area at all times.
- No bicycles, roller blades, skateboards, healies or others such items will be allowed inside the fenced pool area.
- Use of the pool facility while under the influence of alcohol, drugs or medication is prohibited.
- No diapers in the pool. Children requiring diapers must wear plastic watertight pants or swim diapers while using the pool.
- No diving/running or horseplay will be tolerated inside the pool area.
- Safety equipment is for EMERGENCY USE ONLY. These items should not be removed unless an emergency situation arises. (life ring and retrieval hook)
- Only individual flotation devices are permitted. Multi-person floats are prohibited at all times.
- No football/soccer balls, etc. will be permitted in pool area. Only nerf balls will be allowed.
- Pool furniture is to remain on the pool deck at all times. Do not stand on or remove any furniture.
- Please place all trash in the receptacles provided. Remove and take with you the larger items that won't fit in receptacle when you leave the pool facility.
- No abusive language, loud radio or excessive noise will be tolerated.
- Children in baby pool must be supervised by an adult at all times.
- Persons with infectious diseases should not use the pool.
- The Homeowners Association assumes no responsibility for the loss, theft or damage to personal property or effects left in the pool area.

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

Instrument Number: 202100186137

eRecording - Real Property

Recorded On: June 22, 2021 12:50 PM

Number of Pages: 6

" Examined and Charged as Follows: "

Total Recording: \$42.00

******* 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: 202100186137
Receipt Number: 20210622000807
Recorded Date/Time: June 22, 2021 12:50 PM
User: Lynn G
Station: CC18

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.