

**NOTICE OF FILING OF DEDICATORY INSTRUMENTS  
FOR  
TUSCANY KELLER HOMEOWNERS ASSOCIATION, INC.**

STATE OF TEXAS                    )  
  )  
COUNTY OF TARRANT            )     **KNOW ALL MEN BY THESE PRESENTS**

**THIS NOTICE OF DEDICATORY INSTRUMENTS FOR TUSCANY KELLER HOMEOWNERS ASSOCIATION, INC.**(“Notice”) is made the 15<sup>th</sup> day of March, 2017, by the **TUSCANY KELLER HOMEOWNERS ASSOCIATION, INC.**(“Association”).

**WITNESSETH:**

**WHEREAS**, the Association is the property owners’ association created to manage or regulate the planned development covered by the Declarations of Restrictions, Covenants & Conditions Restrictions of **Tuscany Keller Addition**; 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 planned development is located; and

**WHEREAS**, the Association desires to record the attached dedicatory instruments in the real property records of Tarrant County, Texas, pursuant to and in accordance with Section 202.006 of the Texas Property Code and for the purpose of providing public notice of the following dedicatory instruments affecting the owners of property within **Tuscany Keller Addition** subdivision (“Owner”).

**NOW THEREFORE**, the dedicatory instruments attached hereto on Exhibit “A” are originals and are hereby filed of record in the real property records of Tarrant 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 written above.

SUPPLEMENT TO THE DECLARATION OF COVENANTS, CONDITIONS  
RESTRICTIONS AND EASEMENTS FOR TUSCANY KELLER ADDITION

THE STATE OF TEXAS                   §  
  §                   KNOW ALL MEN BY THESE PRESENTS:  
COUNTY OF TARRANT               §

THIS SUPPLEMENTAL DECLARATION is made effective as of the 15<sup>th</sup> day of March, 2017 by **TUSCANY KELLER HOMEOWNERS ASSOCIATION, INC.**, (hereinafter referred to as "HOA").

**WITNESSETH:**

WHEREAS, Declarant placed certain Declaration of Covenants, Conditions, Restrictions and Easements for Tuscanly Keller Addition ("RCC's") of record dated June 29, 2006, and filed as Instrument Number D206197520 in the Real Property Records of Tarrant County, Texas; and as supplemented and/or amended thereafter;

WHEREAS, HOA desires to amend said Declaration of Covenants, Conditions, Restrictions and Easements for Tuscanly Keller Addition;

NOW, THEREFORE, pursuant to the powers granted to the HOA, HOA submits the following revisions to the RCC's. The provisions of these Supplemental RCC's shall be binding upon Tuscanly Keller Addition in accordance with the terms of the RCC's.

The following provision shall be added to the RCC's

A working capital fund for the Association shall be established, requiring purchasers of Lots to make a mandatory contribution to a "Working Capital Fund" (herein so called). The amount of \$1000.00 will be collected on each closing of the same of a Lot to a new Owner. Builders who buy Lots from the developer are not exempt. Contributions to the Working Capital Fund are not advance payments of assessments for contributions to the Maintenance Fund and are not

refundable to the contributor by the Association. The Working Capital Fund may be used to cover any shortfall between the amount of dues paid by Members and the amount necessary to pay the ordinary and necessary operating expenses of the Association.

NOW THEREFORE, for and in consideration of the sum of ONE DOLLAR (\$1.00) and other good and valuable consideration, the HOA does hereby amend the Declaration of Covenants, Conditions, Restrictions and Easements for Tuscany Keller Addition as stated above. All other provisions of said certain Declaration of Covenants, Conditions, Restrictions and Easements for Tuscany Keller Addition not amended herein remain in full force and effect.

Executed this 15<sup>th</sup> day of March, 2017.

TUSCANY KELLER HOMEOWNERS  
ASSOCIATION, INC.

By: Dawn Kelly  
Name: Dawn Kelly  
Title: Property Manager

ACKNOWLEDGMENT

STATE OF TEXAS

COUNTY OF TARRANT

BEFORE ME, the undersigned authority, on this day personally appeared Dawn Kelly, the Property Manager of TUSCANY KELLER 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 purposed and consideration therein expressed on behalf of said corporation.

SUBSCRIBED AND SWORN TO BEFORE ME on this 15<sup>th</sup> day of March, 2017.

Janna Jeane Perez  
Notary Public of Texas

