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NOTICE OF FILING OF DEDICATORY INSTRUMENTS FOR WYNDHAM VILLAGE HOMEOWNERS ASSOCIATION, INC.

STATE OF TEXAS)
COUNTY OF TARRANT) KNOW ALL MEN BY THESE PRESENTS)
	TORY INSTRUMENTS FOR WYNDHAM VILLAGE
	I, INC. ("Notice") Is made the <u>28 + 4</u> , 2022, by the WYNDHAM VILLAGE 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 Wyndham Village Homeowners Association; 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 Wyndham Village Homeowners Association 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.

D222084290

03/31/2022 03:52 PM NOTICE

Page: 1 of 3

Fees: \$27.00

SUBMITTER: PROPERTY MANAGEMENT GROUP LLC

MARY LOUISE NICHOLSON COUNTY CLERK Exhibit "A"

SUPPLEMENT TO THE DECLARATION OF COVENANTS, CONDITION RESTRICTIONS AND EASEMENTS FOR WYNDHAM VILLAGE HOMEOWNERS ASSOCIATION

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

THIS SUPPLEMENTAL DECLARATION is made effective as of the March 28, 2022 by WYNDHAM VILLAGE HOMEOWNERS ASSOCIATION, INC., (hereinafter referred to as "HOA").

WITNESSETH:

WHEREAS, Declarant placed certain Declaration of Covenants, Conditions, Restrictions and Easements for Wyndham Village ("RCC's") of record dated March 28, 2022 and filed as Instrument Number D200121782 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 Wyndham Village Homeowners Association;

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 Wyndham Village Homeowners Association in accordance with the terms of the RCC's.

The following provision shall be added to Article Six, Section 6.05 (e) of the RCC's

3. Maximum Annual Assessment

"A working capital fund for the Association shall be established, requiring purchasers of Homes/Lots(s) to a make a mandatory contribution to a "Working Capital Fund" (herein so called). The amount of \$1,100.00 will be collected on each closing of the same of a Lot to a new Owner. 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 Wyndham Village Homeowners Association as stated above. All other provisions of said certain Declaration of Covenants, Conditions, Restrictions and Easements for Wyndham Village Homeowners Association not amended herein remain in full force and effect.

Executed this 28th day of March, 2022.

WYNDHAM VILLAGE HOMEOWNERS ASSOCIATION, INC.

Name:

Title: Authorized

ACKNOWLEDGMENT

STATE OF TEXAS

COUNTY OF TARRANT

BEFORE ME, the undersigned authority, on this day personally appeared Dawn Kelly, the Authorized Agent of

WYNDHAM VILLAGE 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 28+4 day of March 2022.

Notary Public of Texas

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS OF
TARRANT COUNTY, TEXAS
03/31/2022 03:52 PM

COUNTY CLERK

NOTICE Pages: 3 Fees: \$27.00

8: 3 : \$27.00 MARY LOUISE NICHOLSON FARISSA MARIE ROSARIO
Notary Public, State of Texas
Comm. Expires 02-17-2026
Notary ID 133596964