

Denton County
Juli Luke
County Clerk

Instrument Number: 62932

ERecordings-RP

NOTICE

Recorded On: June 14, 2024 10:24 AM

Number of Pages: 26

" Examined and Charged as Follows: "

Total Recording: \$125.00

***** 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: 62932
Receipt Number: 20240614000227
Recorded Date/Time: June 14, 2024 10:24 AM
User: Jennifer K
Station: Station 38

Record and Return To:

Simplifile



STATE OF TEXAS
COUNTY OF DENTON

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 Denton County, Texas.

Juli Luke
County Clerk
Denton County, TX

**NOTICE OF FILING OF DEDICATORY INSTRUMENT FOR
MOBBERLY FARMS HOMEOWNERS ASSOCIATION, INC.**

STATE OF TEXAS

COUNTY OF DENTON

This Notice of Filing of Dedicatory Instruments for Mobberly Farms Homeowners Association, Inc., (“Notice”) is made by and on behalf of Mobberly Farms Homeowners Association, Inc. (the “Association”) to be effective as of this 2nd day of May 2024.

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 Mobberly Farms Homeowners Association, Inc., filed or to be filed in the Real Property Records of Denton County, Texas (the “Declaration”), as Mobberly Farms Homeowners Association, Inc., 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.

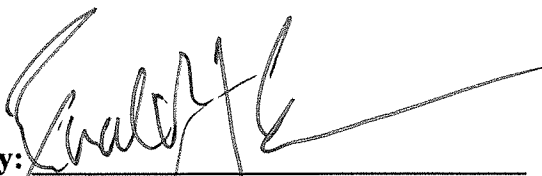
NOW THEREFORE, the Association files true and correct copies of the following instruments of the Association which are attached hereto:

- **Attachment A - Amended-Collection and Payment of Assessments and other Charges and Fees**
- **Attachment B – Amended - Enforcement Policy**
- **Attachment C - Adopted- Drones and Unmanned Aircraft Policy**

IN WITNESS WHEREOF, the undersigned agent of Mobberly Farms Homeowners 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]

Executed this 12th day of June 2024.

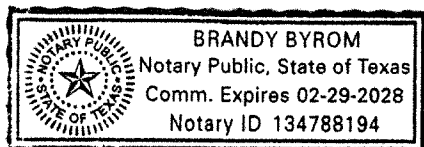
By: 
Ronald J. Corcoran, President,
Essex Association Management L.P.,
Its Managing Agent.

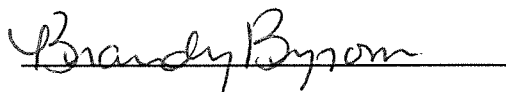
STATE OF TEXAS

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, President, Essex Association Management L.P., on behalf of Mobberly Farms Homeowners 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 12TH DAY OF JUNE, 2024.





Notary Public in and for the State of
Texas

Attachment C

DRONES AND UNMANNED AIRCRAFT POLICY

MOBBERLY FARMS HOMEOWNERS ASSOCIATION, INC.

Drones and Unmanned Aircraft

WHEREAS, the Board of Directors (the “Board”) of Mobberly Farms Homeowners Association, Inc. (the “Association”) wishes to adopt reasonable guidelines to establish a Drones and Unmanned Aircraft Policy; and

WHEREAS, the Board held an open board meeting on the 2nd day of May 2024, wherein at least a majority of the Board voted in the affirmative to adopt this Drone and Unmanned Aircraft policy on behalf of the Association.

WHEREAS, the Board intends to file these guidelines in the real property records of each county in which the subdivision is located, in compliance with Section 202.006 of the Texas Property Code; and

WHEREAS, this policy may be amended at any time and from time to time by the Declarant during the Declarant Control Period and thereafter by the Board of Directors by Resolution as a stand-alone policy to comport with industry standards, to amend or revise provisions of the policy as may be deemed necessary and in the best interest of the Association; and

NOW, THEREFORE, IT IS RESOLVED that as of the 2nd day of May 2024, the following guidelines are established by the Board:


1. Drone and Unmanned Aircraft Use is subject to Government Code Title 4, Subtitle B, and Chapter 423 of the Texas Statute.
2. Any Owner operating or using a drone or unmanned aircraft within the Property and related airspace must register such drone or unmanned aircraft with the Federal Aviation Administration (“FAA”), to the extent required under applicable FAA rules and regulations, and mark such done or unmanned aircraft prominently with the serial number or registration number on the drone or unmanned aircraft for identification purposes. Any use of a drone or unmanned aircraft contrary to the lawful uses as set forth in Chapter 423 of the Government Code is subject to violation, monetary fine, and shall be reported to local law enforcement or governmental agencies governing the illegal use of drones or unmanned aircraft.
3. BY ACCEPTANCE OF TITLE TO ANY PORTION OF THE PROPERTY, EACH OWNER ACKNOWLEDGES THAT USE OF A DRONE OR UNMANNED AIRCRAFT TO TAKE IMAGES OF PRIVATE PROPERTY OR PERSONS WITHOUT CONSENT MAY BE A VIOLATION OF TEXAS LAW AND CLASS C MISDEMEANOR SUBJECT TO LEGAL ACTION AND FINES UP TO \$10,000. IT IS YOUR RESPONSIBILITY TO KNOW AND COMPLY WITH ALL LAWS APPLICABLE TO YOUR DRONE AND/OR UNMANNED AIRCRAFT USE. “Image” means any capturing of sound waves, thermal, infrared, ultraviolet, visible light, or other electromagnetic waves, odor, or other conditions on or about real property in the state of Texas or an individual located on the Property.

[Signature Page to Follow]

IT IS FURTHER RESOLVED, this adopted policy is executed to be effective as of the date herein noted above and that this Policy supersedes in all respects any prior policy and resolution with respect to the Drones and Unmanned Aircraft Policy filed by the Association or its predecessor-in-interest and shall remain in full force and effect until revoked, modified or amended.

IN WITNESS WHEREOF, the undersigned, being the Board President of the Association has executed this Notice as of the 2nd day of May 2024.

Mobberly Farms Homeowners Association, Inc., a Texas non-profit corporation

Name:  _____

Title: Brock Babb, Board President