

*Mary Louise Garcia* Mary Louise Garcia

**AFTER RECORDING, PLEASE RETURN TO:**

**Judd A. Austin, Jr.**  
**Henry Oddo Austin & Fletcher, P.C.**  
**1700 Pacific Avenue**  
**Suite 2700**  
**Dallas, Texas 75201**

**CERTIFICATE AND MEMORANDUM OF RECORDING OF  
DEDICATORY INSTRUMENTS  
FOR  
MARINE CREEK RANCH HOMEOWNERS ASSOCIATION, INC.**

STATE OF TEXAS           §  
  §  
COUNTY OF TARRANT   §

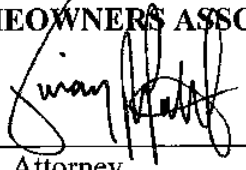
The undersigned, as attorney for Marine Creek Ranch Homeowners Association, Inc., for the purpose of complying with Section 202.006 of the Texas Property Code and to provide public notice of the following dedicatory instrument affecting the owners of property described on Exhibit B attached hereto, hereby states that the dedicatory instrument attached hereto is a true and correct copy of the following:

1. ***Pool & Amenity Center Rules for Marine Creek Ranch Homeowners Association, Inc.*** (Exhibit A-1);
2. ***Marine Creek Ranch Amenities Access & Reservation Policy for Marine Creek Ranch Homeowners Association, Inc.*** (Exhibit A-2);
3. ***New Homeowner Amenity Center and Pool Key Form for Marine Creek Ranch Homeowners Association, Inc.*** (Exhibit A-3); and
4. ***First Amendment to the Bylaws of Marine Creek Ranch Homeowners Association, Inc.*** (Exhibit A-4).

All persons or entities holding an interest in and to any portion of property described on Exhibit B attached hereto are subject to the foregoing dedicatory instruments and the attached dedicatory instruments replace and supersede all previously recorded dedicatory instruments addressing the same or similar subject matter and shall remain in force and effect until revoked, modified or amended by the Board of Directors.

**IN WITNESS WHEREOF**, Marine Creek Ranch Homeowners Association, Inc., has caused this Certificate and Memorandum of Recording of Dedicatory Instruments to be filed with the office of the County Clerk of Tarrant County, Texas.

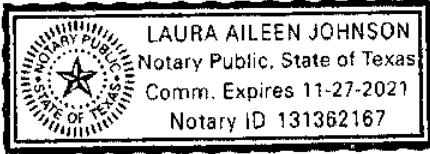
**MARINE CREEK RANCH  
HOMEOWNERS ASSOCIATION, INC.**

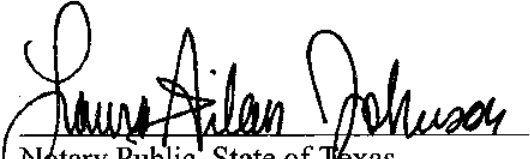
By:   
Its: Attorney

STATE OF TEXAS       §  
                                      §  
COUNTY OF DALLAS   §

BEFORE ME, the undersigned Notary Public, on this day personally appeared Vinay B. Patel, attorney for Marine Creek Ranch Homeowners Association, Inc., known to me to be the person whose name is subscribed on the foregoing instrument and acknowledged to me that he executed the same for the purposes therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND AFFIRMED SEAL OF OFFICE on this 13<sup>th</sup> day of February, 2018.



  
Notary Public, State of Texas

# Marine Creek Ranch

## Pool & Amenity Center Rules

Hours of operation: 9:00 a.m. — 9:00 p.m.

**THERE IS NO LIFEGUARD ON DUTY - SWIM AT YOUR OWN RISK.**  
POOLS ARE MONITORED AND VIOLATORS OF THE POOL RULES WILL BE REPORTED.  
VIOLATORS MAY HAVE PRIVILEGES SUSPENDED.

1. A Marine Creek Ranch Key Card is required to enter the pool. Climbing over the fence or gate is prohibited. Trespassers will be prosecuted. The cost for replacement Key Cards or newly issued Key Cards will be established by the Homeowners Association.
2. Keep gate completely closed at all times. Do NOT open the gate for anyone.
3. An adult, age 16 or above MUST accompany children under 16 years of age.
4. Proper swimwear is required. No jeans, cut-offs, street clothes or loose clothing allowed for safety reasons. Babies/toddlers MUST wear swim diapers.
5. Persons with skin abrasions, blisters, cuts, or communicable diseases shall NOT enter the pool.
6. NO DIVING, RUNNING OR ROUGH PLAY.
7. Use of floatation devices, rafts or toys must not interfere with other swimmers use of the pool.
8. NO profanity. NO loud music. NO glass containers. NO smoking/vaping. NO alcohol.
9. Bikes, scooters, roller blades, skateboards, skates or other such equipment including motorized vehicles are NOT allowed inside the pool area.
10. Do not swim if there is lightning or thunder.
11. Pool furniture is NOT allowed in the pools or outside the gated area.
12. Keep safety equipment in its place. Life rings and shepherd crooks may NOT be used as toys or floats at any time.
13. Vandalism to the pool area, equipment, or bathrooms will not be tolerated. Property damage will be billed to the homeowner. Report vandalism to the appropriate law enforcement agency and Management Company.
14. Leave pool area clean at all times. Any items you bring in must leave with you.
15. Homeowners and renters are responsible for their household members and guests.
16. Homeowner Association or Management is not responsible for any lost, stolen or damaged items while using the pool facilities.
17. Pool and restroom areas may be slippery when wet.
18. Failure to timely pay assessments constitutes a violation of the Declaration and, as such, the Homeowners Association may suspend your right to use the pool and amenity center facilities, including restrooms.
19. Emergency equipment is to be used for emergencies only. **IN CASE OF EMERGENCY CALL 911.**

These Rules can be amended without notice for the safety and security of the residents and their guests and will be available online. For reservations, visit our website at <http://www.marinecreekranchhoa.com/>.

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### Agreement & Acknowledgement

I \_\_\_\_\_ have read, understand, and will comply with these Rules stated above. I agree that if any family member, renter, or guest fails to do so it can result in loss of use of pool privileges.

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Address

\_\_\_\_\_  
Date



# Marine Creek Ranch

5403 Paloma Blanca Drive, Fort Worth, Texas 76179

Manager office: 817-768-3999 or 214-705-1615

[Toni@LegacySouthwestPM.com](mailto:Toni@LegacySouthwestPM.com)

[www.MarineCreekRanchHOA.com](http://www.MarineCreekRanchHOA.com)

## Marine Creek Ranch Amenities Access & Reservation Policy

### AMENITIES

Marine Creek Ranch has private access to the beautiful spring-fed Marine Creek Reservoir. You can enjoy advantages not found in any other community in the area including, boating, swimming, spectacular views of downtown Fort Worth and outdoor stone patios with fire pits to enjoy the stars.

#### *Boat Dock*

Love fishing? Come out to the boat dock and fish under the shade! Don't want to fish? That's o.k. Just sit, dangle your feet in the water and take in the breathtaking scenery from our private dock.

#### *Picnic Area/Fire Pits*

Feel like having a picnic under the shade trees? Bring your picnic baskets and take a walk to the stone patios and enjoy using the barbecue. Like the Evenings instead? Make your fire in the fire pit, sit on the park bench!

#### *Swimming Pool*

Your community pool is open year-round!

#### *Amenity Center Room*

Our unique rustic log club house sets Marine Creek Ranch apart.



### AMENITY ACCESS POLICIES

#### *GENERAL ACCESS*

Hours of access to all amenities are Monday through Sunday 9 am to 9 pm.

Access to the Marine Creek Ranch homeowner amenities is granted only to members in good standing with the Home Owners Association. All dues must be paid in full, and outstanding property violations (i.e. lawn & landscape maintenance, trash, modifications, etc.) must be resolved.

At move in by a new homeowner, one amenity card will be issued at no cost upon management receipt of written request. A second card can be purchased for a fee of \$25. The maximum number of pool cards per household is TWO (2). The cost to replace a lost or stolen amenity card is \$25. Please contact the community manager for more information on obtaining cards.

If you have questions about your account, please contact [Toni@LegacySouthwestPM.com](mailto:Toni@LegacySouthwestPM.com) or (817) 768-3999.

Please do not ask the gate guard for information regarding your account or the reason you are denied access. They do not have this information. They cannot change your access level. It is the homeowners' responsibility to notify the office when outstanding dues and/or issues have been resolved, so staff can follow up to reinstate your access level as appropriate.

## ***GUESTS POLICIES***

Each household is allowed to bring up to 4 non-resident guests with them when entering the pool area. The host member must be 16 or older and must accompany all guests and remain on-site with their guests until the guests have exited. When the resident member leaves the complex, the guests must leave as well. Hosts assume responsibility for their guests while on Marine Creek Ranch amenity property.

### ***SWIM DIAPER REQUIREMENTS***

The Marine Creek Ranch HOA is committed to providing a safe and healthy environment for our swimmers. All swimmers not fully potty-trained, are required to wear double layer diaper protection while within the gates of any pool area, whether or not the swimmer is in the water. Diaper changing in the pool area itself is prohibited, and must be done inside the restroom facility.

Double layer diaper protection includes the use of a Swim Diaper that is covered by either plastic pants, or a neoprene type Swim Diaper Cover. See [www.konfidence-usa.com](http://www.konfidence-usa.com) for more information on the neoprene cover.

Gate guard will have the authority to deny pool access if this requirement is not met.

### ***SWIM ATTIRE***

Pool attendees must wear proper Swim Attire only. No shorts, no knee length shorts, no cut-offs & no thong-style swim garments. Pool patrons not wearing proper attire will be asked to leave the facility.

**RULE REMINDER** Please remember...No Food or drink in the pool. No glass containers on premises. Alcohol & Smoking are not permitted. No animals allowed. No water balloons. No abusive language or loud radios. No bicycles, rollerblades or skateboards.



## **RESERVATION POLICY**

### ***General Reservation Policy***

Marine Creek Ranch offers to its homeowners the ability to reserve the pool, patio, dock, and picnic areas to be used for parties. The cost of any reservation is a \$200 refundable deposit that is to be submitted with the Reservation Form(s) to the community manager one week prior to the event. Once submitted and approved, the homeowner will be provided with a reservation permit that they must keep with them for the duration of the reservation. The reserved area must be cleaned at the completion of the reservation. If there is no damage to the facility, and all rules and regulations were followed, then the deposit will be refunded. Within two business days the manager will confirm all requirements and return the reservation deposit. **A reservation does not grant party exclusive access to the reserved amenity. Multiple reservations may be made for the same day.**

It is the responsibility of the homeowner to ensure all guests abide by rules and regulations. Guests who are non-residents of Marine Creek Ranch are not permitted to stay in the area after the completion of the event. Alcoholic beverages and glass containers are not permitted in the amenity areas. It is the responsibility of the homeowner to bring trash bags and to remove any and all trash from event area.

To obtain a reservation form please visit our website at [www.marinecreekranchhoa.com](http://www.marinecreekranchhoa.com) or contact the community manager at [Toni@LegacySouthwestPM.com](mailto:Toni@LegacySouthwestPM.com). Once forms are completed, please deliver with deposit to the community manager. Please make checks payable to Marine Creek Ranch HOA.

### ***Pool Party Reservation Policy***

The maximum number of participants in the pool area is 20 people. Animals are not allowed in the pool area or the amenity building. Pool Party reservations are not permitted on holidays.

### ***Dock and Fire Pit/Picnic Areas Reservation Policy***

The maximum number of participants per fire pit/picnic area is 50 people.

# Marine Creek Homeowners Association, Inc.

## NEW HOMEOWNER AMENITY CENTER AND POOL KEY FORM

- Only ONE card per household is issued directly to the Property Owner
- Fee for a replacement card is \$25 without any exception.
- Pool privileges will be suspended if HOA account is not current

Property Owner's Name: \_\_\_\_\_  
Last First M

Property Address: \_\_\_\_\_

Phone Number: \_\_\_\_\_ Email: \_\_\_\_\_

Owner's Mailing Address: (if different from above or write "Same as above")

\_\_\_\_\_  
 Street Address City State Zip

Will this key be used by a renter of your home? Yes \_\_\_\_\_ No \_\_\_\_\_

If so below please provide us with the name(s) and contact number for the tenant.

The property Owner is responsible for actions of tenants.

Renters Name: \_\_\_\_\_  
Last First M

Phone Number: \_\_\_\_\_ Email: \_\_\_\_\_

**By signing below I have read, understand, and agree to abide by the published pool rules for Forest Meadow Homeowners Association, Inc. I understand that any violation to the rules may result in the suspension of use of the pool.**

Signature of Property Owner \_\_\_\_\_ Date \_\_\_\_\_

Signature of tenant \_\_\_\_\_ Date \_\_\_\_\_

Pool Key Card#: \_\_\_\_\_ Issued Date: \_\_\_\_\_

Complete form thoroughly and send it to:  
**Legacy Property Management, LP**  
 6010 W. Spring Creek Pkwy, Plano, TX 75024  
[Access@LegacySouthwestpm.com](mailto:Access@LegacySouthwestpm.com)

\*Keys are processed Monday–Friday during regular business hours. Please allow up to one week for key activation and delivery.

**FIRST AMENDMENT TO THE BYLAWS OF  
MARINE CREEK RANCH HOMEOWNERS ASSOCIATION, INC.**

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

This First Amendment to the Bylaws of Marine Creek Ranch Homeowners Association, Inc. (the “*Association*”) is effective as of the 30th day of January, 2018, by the Association:

**W I T N E S S E T H :**

**WHEREAS**, Texas Property Code Section 209.00593(b) authorizes the Board of Directors for Marine Creek Ranch Homeowners Association, Inc. to amend the Bylaws of the Association to provide for elections as required by Texas Property Code Section 209.00593(a);

**WHEREAS**, the amendment to the Bylaws, as set forth hereinafter with specificity, has received the majority vote of the Board of Directors at a duly-convened Board of Directors’ meeting, in which a quorum of the Directors was present, on the 30th day of January, 2018.

**NOW, THEREFORE**, the Bylaws of the Association are hereby amended as follows:


Section 6 of Article IX of the Bylaws is hereby amended to add Section 6.1 to read, in its entirety, as follows:

**6.1 Quorum for the Election of Directors Only.**  
**Notwithstanding any provision in the Bylaws to the contrary, the holders of one-tenth (1/10) of the votes entitled to be cast at a meeting, present in person or represented by proxy, shall be requisite and shall constitute a quorum for the sole and exclusive purpose of conducting an election of directors at any meeting of the Association. No other business may be transacted at a meeting convened under this Section 6.1. In order to conduct business of the Association at a meeting of the Members other**

than the election of directors, the applicable quorum requirement contained in Section 6 of these Bylaws must be satisfied. In the event of a conflict between this Section 6.1 and any other provision in the Bylaws, the terms and conditions of this Section 6.1 shall control.

SIGNED this the 30 day of January, 2018.

**MARINE CREEK RANCH  
HOMEOWNERS ASSOCIATION, INC.**

By   
Randy Lockhart, President

**CERTIFICATION OF AMENDMENT TO BYLAWS**

I, Gary Livingston, the duly-elected Secretary of Marine Creek Ranch Homeowners Association, Inc. hereby certify:

That this First Amendment to the Bylaws of Marine Creek Ranch Homeowners Association, Inc. was approved by the majority vote of the Board of Directors at a duly-convened Board of Directors' meeting, in which a quorum of the Directors was present, on the 30 day of January, 2018, and that the same does now constitute a portion of the Bylaws of Marine Creek Ranch Homeowners Association, Inc.

IN WITNESS WHEREOF, I heretofore subscribe my hand on this 30 day of January, 2018.

  
Secretary



## **EXHIBIT B**

Those tracts and parcels of real property located in the City of Fort Worth, Tarrant County, Texas and more particularly described as follows:

- All property subject to the **Declaration of Covenants and Restrictions for Marine Creek Ranch**, recorded on November 3, 2003, under Instrument No. D203411174 in the Official Public Records of Tarrant County, including amendments and supplements; and
- All property subject to the **Final Plat of Marine Creek Ranch**, an addition to the City of Fort Worth, Tarrant County, Texas, is recorded under Instrument No. D203403934, Cabinet A, Slide 8731 of the Plat or Map Records of Tarrant County, Texas.