


MARY LOUISE NICHOLSON
COUNTY CLERK

**NOTICE OF FILING: ENFORCEMENT AND FINING POLICY
HOA OF AVONDALE RANCH, INC.**

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

THIS NOTICE OF DEDICATORY INSTRUMENTS FOR HOA OF AVONDALE RANCH, INC. ("Notice") is made August 21, 2025 by HOA of Avondale Ranch, Inc. ("The Association")

WITNESSETH:

WHEREAS, the Association is the property owners' association created to manage or regulate the planned development covered by the Declaration of Conditions, Covenants, and Restrictions for Avondale Ranch 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 instrument 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 instrument affecting the owners of property within subdivision ("Owner").

NOW THEREFORE, the guidelines attached hereto are the original and is 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.

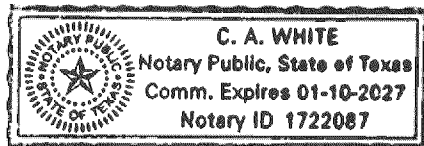
HOA OF AVONDALE RANCH, INC.

By: 
Trinity Barros, Authorized Agent

ACKNOWLEDGMENT**STATE OF TEXAS****COUNTY OF DENTON**

BEFORE ME, the undersigned authority, on this day personally appeared Trinity Barros, authorized agent of HOA of Avondale Ranch, 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 21 day of August, 2025





Notary Public of Texas

EXHIBIT A

HOME BASED OCCUPATION GUIDELINES

The residential restriction of Article III, Section 1 of the HOA of Avondale Ranch Declaration of Covenants, Conditions and Restrictions does not, however, prohibit a resident from using a dwelling for personal business or professional pursuits provided that any home-based occupation or activity conducted solely by a member of the family residing on the premises which is incidental and secondary to the use of the premises for dwelling, and, in general, an occupation where services are performed in such a way that visits to the premises by members of the public are infrequent provided that:

- (a) such occupation shall not negatively impact the quiet enjoyment of a residence, does not generate noise, or changes the nature and character of the community;
- (b) such occupation does not create excessive traffic and/or parking issues;
- (c) such occupation shall not require the use of machinery or equipment not customary for purely domestic household purposes;
- (d) chemicals, products, and or commodities are not stored in such a manner that they are visible to the public or other residents nor shall they be improperly discharged/disposed of. Storage of hazardous chemicals, products, and or commodities is not allowed;
- (e) there shall be no display that will indicate from the exterior that any building is being utilized in part for any purpose other than that of a dwelling;
- (f) such occupation does not constitute a violation of any ordinances or regulations of the local municipality.

When within the above guidelines, a home-based occupation shall not be interpreted to include, but not limited to, the conduct of short term rental, auto repair and service, mortuary or embalming service, retail stores, nursing homes, medical offices, clinics, convalescent homes, rest homes, child care centers, day care centers or nursery schools, restaurants, tea rooms, massage parlors, tattoo parlors, or similar establishments offering services to the general public that a reasonable person would typically associate with a brick-and-mortar type business. Any resident wishing to operate a home-based occupation must receive approval by the Board of Directors in advance. Approval is not required for home-based occupations operating prior to the effective date.