



**NOTICE OF FILING OF DEDICATORY INSTRUMENTS  
FOR  
THE RANCH**

**STATE OF TEXAS           §  
  §       KNOW ALL MEN BY THESE PRESENTS:  
COUNTY OF COLLIN     §**

**THIS NOTICE OF FILING OF DEDICATORY INSTRUMENTS FOR AVONDALE**  
(this "Notice") is made this 25 day of July, 2007, by The Ranch Association of Owners  
(the "Association").

**WITNESSETH:**

**WHEREAS**, D. R. Horton – Texas, Ltd. ("Declarant") prepared and recorded an instrument  
entitled "Declaration of Covenants, Conditions & Restrictions for Avondale" on April 2, 2002, at  
Volume 05138, Page 05417 *et seq.* of the Deed Records of Collin County, Texas (the "Declaration");  
and

**WHEREAS**, the Association is the property owners' association created by the Declarant to  
manage or regulate the planned unit development covered by the Declaration, which regime is more  
particularly described in the Declaration; 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 development is located;  
and

**WHEREAS**, the Association desires to record the attached dedicatory instruments in the  
Real Property Records of Collin County, Texas, pursuant to and in accordance with Section 202.006  
of the Texas Property Code.

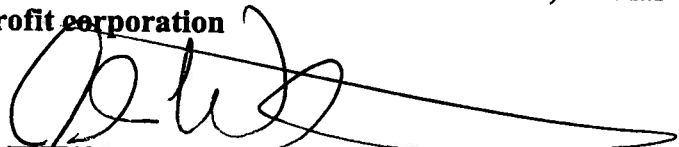
**NOW, THEREFORE**, the dedicatory instrument attached hereto as **Exhibit "A"** are true  
and correct copies of the originals and are hereby filed of record in the Real Property Records of  
Collin County, Texas, in accordance with the requirements of Section 202.006 of the Texas Property  
Code.

**IN WITNESS WHEREOF**, the Association has caused this Notice to be executed by its  
duly authorized agent as of the date first above written.

**THE RANCH ASSOCIATION OF OWNERS, a Texas  
non-profit corporation**

By:

Its:

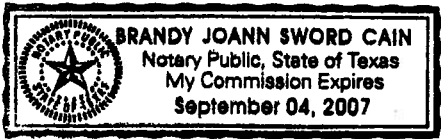
  
Board President

**ACKNOWLEDGMENT**

STATE OF TEXAS       §  
                                  §  
COUNTY OF COLLIN   §

BEFORE ME, the undersigned authority, on this day personally appeared John Wideman, Board President of The Ranch Association of Owners, 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 purposes and consideration therein expressed on behalf of said corporation.

SUBSCRIBED AND SWORN TO BEFORE ME on this 20 day of July, 2007.



[Signature]  
Notary Public, State of Texas  
Sept 4, 2007  
My Commission Expires

**AFTER RECORDING, RETURN TO:**  
Riddle & Williams, P.C.  
3710 Rawlins Street, Suite 1400  
Dallas, Texas 75219

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**EXHIBIT "A"**

**DEDICATORY INSTRUMENTS**

A-1 Resolution Relating to Payment Application Policy

A-2 Architectural Control Committee Guidelines

RESOLUTION

**THE RANCH ASSOCIATION OF OWNERS  
(the "Association")**

**POLICY RESOLUTION NUMBER ONE  
Relating to Payment Application Policy**

**WHEREAS**, Article 9, Section 9.9 of the Declaration of Covenants, Conditions & Restrictions for The Ranch (the "Declaration") authorizes the Board of Directors to adopt and amend policies regarding the application of payments; and

**WHEREAS**, the Board of Directors has determined that it is in the best interests of the Association and the Association's members to adopt the following Payment Application Policy.

**NOW, THEREFORE, BE IT RESOLVED** that payments received for delinquent homeowners will be applied in the following order:

- a. First, to late fees;
- b. Next, to interest charges;
- c. Next, to handling charges, returned check fees and other collection costs incurred by the Association;
- d. Next, to attorney's fees and related costs advanced by the attorney for and on behalf of the Association;
- e. Next, to delinquent special assessments, then special assessments, then individual assessments (includes fines) and then deficiency assessments;
- f. Next, to delinquent regular assessments;
- g. Next, to outstanding special, then special assessments, then individual assessments (includes fines) and then deficiency assessments, though same may not then be delinquent; and
- h. Last, to outstanding regular assessments, though same may not then be delinquent.

**Board of Directors:**

  
\_\_\_\_\_  
President

  
\_\_\_\_\_  
Vice President/Treasurer

  
\_\_\_\_\_  
Secretary

Date: 7/25/07

Book of Resolutions:

Resolution effective: 7-25-07

