

**NOTICE OF FILING: FINING POLICY
SAPPHIRE ENCLAVE HOMEOWNERS ASSOCIATION, INC.**

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

THIS NOTICE OF DEDICATORY INSTRUMENTS FOR SAPPHIRE ENCLAVE HOMEOWNERS ASSOCIATION, INC. ("Notice") is made OCTOBER 20, 2022 by SAPPHIRE ENCLAVE Homeowners Association, 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 Covenants, Conditions and Restrictions for SAPPHIRE ENCLAVE**; 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 **SAPPHIRE ENCLAVE** subdivision ("Owner").

NOW THEREFORE, the **FINING POLICY** 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.

SAPPHIRE ENCLAVE HOMEOWNERS ASSOCIATION, INC)
By: *Dawn Kelly*
Name: Dawn Kelly
Title: Property Manager

ACKNOWLEDGMENT

STATE OF TEXAS

COUNTY OF TARRANT

BEFORE ME, the undersigned authority, on this day personally appeared Dawn Kelly, authorized agent of **SAPPHIRE ENCLAVE 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 2nd day of November, 2022

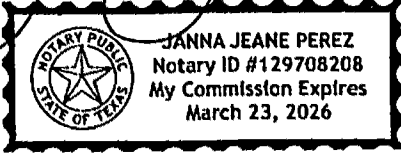
Janna Jeane Perez


EXHIBIT "A"

FIRST SUPPLEMENT TO THE COVENANTS,
CONDITIONS AND RESTRICTIONS FOR
WESTMONT MAINTENANCE ASSOCIATION, INC.

The following provision to Section 3 shall be supplemented:

Section 3.28 Leasing Restrictions. No owner is permitted to lease said property of tax record for less than a six (6) month period. At no time, shall an Owner be allowed to lease/ rent a portion less than the Property in its entirety.

Owner is responsible for notifying renter and/ or lessee of the obligations under the governing documents of the community as recorded with Tarrant County. Owner of record is responsible for all issues of non-compliance with the governing documents of Westmont Maintenance Owners Association. Tenant information is requested to be shared with the association for emergency/ notifications purposes.