

Denton County  
Juli Luke  
County Clerk

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Instrument Number: 144744

ERecordings-RP

NOTICE

Recorded On: October 11, 2022 01:03 PM

Number of Pages: 7

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" Examined and Charged as Follows: "

Total Recording: \$50.00

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\*\*\*\*\* 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: 144744  
Receipt Number: 20221011000467  
Recorded Date/Time: October 11, 2022 01:03 PM  
User: Kraig T  
Station: Station 21

**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  
SUTTON FIELDS HOMEOWNERS ASSOCIATION, INC.**

**STATE OF TEXAS**

**COUNTY OF DENTON**

**This Notice of Filing of Dedicatory Instruments for Sutton Fields Homeowners Association, Inc., (“Notice”) is made by and on behalf of Sutton Fields Homeowners Association, Inc., (the “Association”).**

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

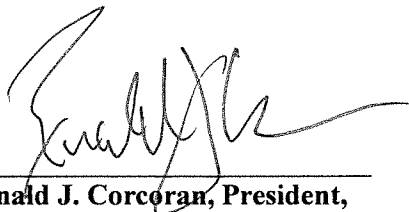
**NOW THEREFORE, the Association files true and correct copies of the following instruments of the Association which are attached hereto:**

- 1. Resolution Increasing Working Capitol.**

**IN WITNESS WHEREOF, the undersigned agent of Sutton Fields 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]**

By: \_\_\_\_\_

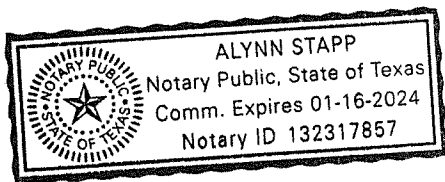
  
Ronald J. Corcoran, President,  
Essex Association Management L.P., Its  
Managing Agent.

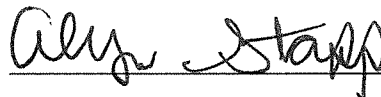
STATE OF TEXAS

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 Sutton Fields 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 22 DAY OF September, 2022.





Notary Public in and for the State of Texas



**SUTTON FIELDS  
HOMEOWNERS ASSOCIATION, INC.**

**Unanimous Written Consent of the Board of Directors  
Establishing Increase to Working Capital**

The undersigned, being the Declarant and Board of Directors of Sutton Fields Homeowners Association, Inc., a Texas Non-Profit Corporation (*the "Association"*), do hereby, pursuant to the provisions of Section 22.220 of the Texas Business Organizations Code, consent to and approve of the following resolution and every action effected thereby.

WHEREAS, the Board of Directors of the Association (*the "Board"*) is the entity responsible for the operation of the Association in accordance with and pursuant to that certain Declaration of Covenants, Conditions and Restrictions for Sutton Fields as well as all amendments thereof and supplements thereto (collectively, the "*Declaration*"); and

WHEREAS, pursuant to Article 10, Section 10.4 and Section 10.15.1 of the Declaration, the Board may increase the Working Capital / Acquisition Assessment at least once annually over the prior year's amount without consent or joinder of the Members, notwithstanding, according to Article 10, Section 10.15.1 during the Declarant Control Period the approval of the Declarant for use of Working Capital / Acquisition Assessments to fund a reserve is required; and

WHEREAS, by signature of the Declarant affixed to this Resolution, the Declarant does hereby grant and authorize the Board of Directors to increase the Working Capital / Acquisition Assessment and to use a portion of the Working Capital / Acquisition Assessment to fund a general reserve. It being understood that in the event of a shortfall in the Association's operating budget, funds from the general reserve will be used to help offset any shortfall in the Association's operating budget should such a shortfall occur; and

NOW, THEREFORE, KNOW ALL PERSONS BY THESE PRESENTS that the Board has resolved and does hereby resolve, and the Declarant has granted authorization to increase the Working Capital / Acquisition Assessment from \$250.00 per Lot sale for Builder to initial purchaser and from Owner-to-Owner sales to \$500.00 effective upon the signing of this Resolution.

IT IS FURTHER RESOLVED that this Resolution is valid with or without recording in the county in which the Association resides and shall remain in full force and effect unless revoked or amended by unanimous consent of the Board of Directors and if applicable, the Declarant, during the Declarant Control Period; and



**SUTTON FIELDS**  
Homeowners Association

All prior actions consistent with this Consent are hereby ratified and approved for all purposes.

By unanimous consent, the Board of Directors of Sutton Fields Homeowners Association, Inc., and the Declarant does hereby adopt and agree to the changes herein noted to be effective upon the signing of this Resolution. This Resolution may be signed in multiple counterparts.

**[Signature Page Follows This Page]**



Agreed and entered this 12<sup>th</sup> day of November, 2021.

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Brock Babb, President

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Dustin Warren, Vice President

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Alexander Hargis, Secretary

CADG Sutton Fields, LLC, a Texas limited liability company, is the Declarant and Owner of the real property described in **Exhibit A** of the Declaration and does hereby attest by signature of the Managing Member below that its Declarant status and all availing rights and special rights are in full force and effect as of the signing of this Document. Declarant hereby does consent to and approve the actions set forth herein as hereby affirmed by signature of the authorized representative shown below.

Agreed and entered this 12<sup>th</sup> day of November, 2021.

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Mehrdad Moayedi, Managing Member,  
On behalf of CADG Sutton Fields, LLC,  
A Texas limited liability company, and  
Declarant of Sutton Fields Homeowners Association, Inc.



Agreed and entered this 12<sup>th</sup> day of November, 2021.

\_\_\_\_\_  
Brock Babb, President

\_\_\_\_\_  
Dustin Warren, Vice President

\_\_\_\_\_  
Alexander Hargis, Secretary

CADG Sutton Fields, LLC, a Texas limited liability company, is the Declarant and Owner of the real property described in **Exhibit A** of the Declaration and does hereby attest by signature of the Managing Member below that its Declarant status and all availing rights and special rights are in full force and effect as of the signing of this Document. Declarant hereby does consent to and approve the actions set forth herein as hereby affirmed by signature of the authorized representative shown below.

Agreed and entered this 12<sup>th</sup> day of November, 2021.

\_\_\_\_\_  
Mehrdad Moayedi, Managing Member,  
On behalf of CADG Sutton Fields, LLC,  
A Texas limited liability company, and  
Declarant of Sutton Fields Homeowners Association, Inc.