

**NOTICE OF FILING OF DEDICATORY INSTRUMENT FOR  
VILLAGES OF HURRICANE CREEK HOMEOWNERS ASSOCIATION, INC.**

**STATE OF TEXAS**

**COUNTY OF COLLIN**

**This Notice of Filing of Dedicatory Instruments for Villages of Hurricane Creek Homeowners Association, Inc., (“Notice”) is made by and on behalf of Villages of Hurricane Creek Homeowners Association, Inc., (the “Association”) to be effective as of this 15<sup>th</sup> day of February 2024.**

**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 Villages of Hurricane Creek Homeowners Association, Inc., filed or to be filed in the Real Property Records of Collin County, Texas (the “Declaration”), as The Homeowners Association of Dove Creek, 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:**

- **DECLARANT DIRECTIVE REGARDING ENFORCING THE LEASING CAP FOR THE ASSOCIATION.**

**IN WITNESS WHEREOF, the undersigned agent of Villages of Hurricane Creek 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]**

Executed this 15<sup>th</sup> day of February 2024.

By: Mehrdad Mowafiki

Centurion American Development Group,  
On behalf of CADG Hurricane Creek, LLC, its  
Declarant

STATE OF TEXAS

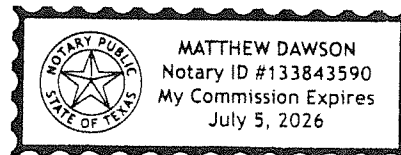
COUNTY OF DALLAS

Before me, the undersigned authority, a Notary Public in and for said county and state, on this day personally appeared Mehrdad Mowafiki, Centurion American Development Group on behalf of CADG Hurricane Creek, LLC, 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 15<sup>th</sup> DAY OF FEBURARY 2024.

Matthew Dawson

Notary Public in and for the State of  
Texas



## DECLARANT DIRECTIVE

### **Villages of Hurricane Creek Homeowners Association, Inc.**


Dear Board of Directors,

Declarant, CADG HURRICANE CREEK, LLC, the Declarant entity in charge of the Villages of Hurricane Creek Homeowners Association, Inc., does hereby set forth this directive:

- According to Article 2, Section 2.2.1, regarding leasing, a leasing CAP of ten percent (10%) is in place. Notwithstanding, during the Declarant Control Period this CAP is not enforceable without the express written consent of the Declarant; and
- This Directive, therefore, is hereby being given unto the Board of Directors in compliance with Section 2.2.1 of the Covenants ("CC&R's") to instruct the leasing CAP currently in place for Villages of Hurricane Creek is to be enforced to the best of their ability until further written notice is received.

The Board is to ensure this directive is carried out and no amendment, termination, or other action shall be taken by the Board without the express written consent of the Declarant.

This directive is to be effective as of the 16 day of February, 2024.



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Trevor Kollinger, Authorized Representative  
Finance & Development,  
Centurion American Development Group,  
On behalf of CADG Hurricane Creek, LLC, its Declarant

**Collin County  
Honorable Stacey Kemp  
Collin County Clerk**

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**Instrument Number:** 2024000019325

eRecording - Real Property

NOTICE

Recorded On: February 21, 2024 01:07 PM

Number of Pages: 4

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**" Examined and Charged as Follows: "**

Total Recording: \$33.00

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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: 2024000019325  
Receipt Number: 20240221000355  
Recorded Date/Time: February 21, 2024 01:07 PM  
User: Dwayne K  
Station: Station 11

**Record and Return To:**

Simplifile



**STATE OF TEXAS  
COUNTY OF COLLIN**

**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 Public Records of Collin County, Texas.**

Honorable Stacey Kemp  
Collin County Clerk  
Collin County, TX