



**NOTICE OF FILING OF DEDICATORY INSTRUMENTS
FOR
FOREST WEST OWNERS ASSOCIATION, INC.**

RECEIVED WED SEP 18 2015

STATE OF TEXAS §
 §
COUNTY OF DALLAS §

KNOW ALL MEN BY THESE PRESENTS:

RECEIVED SEP 18 2015

THIS NOTICE OF DEDICATORY INSTRUMENTS FOR Forest West Owners Association (this "Notice") is made this 25th day of June, 2015, by the Forest West Owners Association (the "Association")

WITNESSETH:

WHEREAS, Declarant prepared and recorded an instrument entitled "Forest West Condominium Declaration" dated September 24, 1981, and recorded in Volume 81189, Page 2748 of the deed records of Dallas County, Texas (the "Declaration"); and

WHEREAS, the Association is the property owners' association created by the Declarant to manage or regulate the planned development covered by the Declaration, which property 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 planned development is located; and

WHEREAS, Section 202.006(b) of the Texas Property Code, effective January 1, 2012, provides that a dedicatory instrument has no effect until the instrument is filed in accordance with this section; and

WHEREAS, the Association desires to record the attached dedicatory instruments in the real property records of Dallas County, Texas, pursuant to and in accordance with Section 202.006 of the Texas Property Code.

NOW, THEREFORE, the dedicatory instruments 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 Dallas 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 duty authorized agent as or the date first above written.

ASSOCIATION: Forest West Owners
Association, Inc.
a Texas Corporation

By: [Signature]
Its: Registered Agent

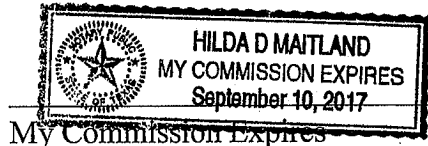
ACKNOWLEDGMENT

STATE OF TEXAS §
 §
COUNTY OF Dallas §

BEFORE ME, the undersigned authority on this day personally appeared John Tarlton, Registered Agent (title) of Forest West Owners 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 purpose and consideration therein expressed on behalf of said corporation.

SUBSCRIBED AND SWORN TO BEFORE ME on this 25th day of June, 2015.

[Signature]
Notary Public
State of Texas



After Recording , Return to:

Junction Property Management
P.O. Box 810552
Dallas, TX 75381-0552

Exhibit "A"

Forest West Owners Association, Inc.

1. Rules, Regulations and Schedule of Fines
2. Religious Item Display Guidelines

FOREST WEST OWNERS ASSOCIATION, INC
RULES, REGULATIONS, SCHEDULE OF FINES

(Owners: Please provide this document with ALL leases)

1. No waste or trash shall be kept on patios, walkways, stairs, under the stairs or in any part of the Common Elements.
2. Dumpsters are emptied weekly. Please use plastic bags and place them inside the dumpster to discourage animals and vermin. Furniture and appliances must be hauled off to a landfill or dismantled and placed inside the dumpster.
3. No sign of any kind shall be displayed to public view from any Unit or Common Elements without prior written consent of the Board of Directors.
4. No offensive behavior or language shall be allowed in or upon any of the Common Elements, nor shall anything be done which may be or become a nuisance to any one or any Unit. The Board of Directors decision, in its sole and absolute discretion, as to what constitutes offensive behavior, offensive language, or a nuisance is final.
5. No exterior speakers, horns whistles, bells or any other sound device shall be allowed.
6. No alterations or major repairs of any kind shall occur in or on any portion of the Common Elements.
7. Owners are responsible for any indoor plumbing repairs. Tenants must call their landlord or landlord representative for any maintenance issues inside the Unit.
8. No large power equipment or power tools shall be allowed on the Property.
9. No device shall be installed on the Property which may interfere with television or radio reception.
10. No Unit Owner or resident shall install or attach any television or radio antenna or satellite dish to any part of the Common Elements, including but not limited to walls, walkways, railings, chimneys, and roofs without the prior written consent of the Board of Directors. No television or radio antenna or satellite dish shall be installed in such a way that it protrudes through the walls, windows or roofs or into the Common Elements.

11. No structure of a temporary or permanent character; trailer, boat, mobile homes, commercial vehicles, tent, shack, garage, barn or outbuilding shall be permitted on the Property.
12. No clothing or interior household items shall be hung dried or aired on balconies or Common Elements. Only patio furniture shall be on patios or balconies.
13. No screening, curtains, or blinds of any type shall be hung on the patios or balconies.
14. All window dressings (blinds, curtains, etc.) facing the outside must be white or off-white.
15. No exterior doors, fences, or gates may be painted a different color than the Association standard.
16. No decorative lettering, insignia or other objects may be hung on the outside of the Unit, except religious items which are 25 square inches or less. Traditional holiday decorations will be allowed two weeks before the holiday and removed on or before January 6 of the next year.
17. No window air conditioners/heaters are allowed.
18. No excessively noisy or smoky vehicles are allowed on the Property.
19. Working on engines, brakes, oil changes, and any other vehicle repair or maintenance on the Property is prohibited. Vehicles may not be washed on the Property.
20. No Unit Owner or resident shall park, store, or keep any vehicle not in good running condition on the Property. All vehicles parked, stored, or kept on the Property must have a current registration and inspection sticker and must be parked within the parking space designated for the Unit. No inoperable vehicle shall be stored on the Property, whether in a parking space or within the Common Elements. An inoperable vehicle is defined as including having a flat tire, out of date registration and/or inspection sticker, and/or not running. **Any inoperable vehicle will be towed off the Property at the owner's expense.**
21. Motorized bikes and ATVs shall not be operated within the Property except for the purpose of transportation directly from a parking space to a point outside the Property or directly back to a parking space. These vehicles shall not be parked or stored on the patio, Common Elements, or anywhere other than the assigned parking space.

22. Parking or double parking in the fire lanes and/or any vehicle extending past the red line of a fire lane is prohibited. This is a Fire Code Violation. **Cars will be towed at the owner's expense without notice.**
23. No animals, livestock, reptiles, pigs, and/or poultry of any kind shall be bred or kept in any Unit or Common Elements, except that not more than two of the following may be kept in a Unit, provided they are not bred or maintained for commercial purposes: dogs, cats, birds, and tropical fish. Pet noise or behavior disturbing other residents will result in fines.
24. All dogs and cats, when outside the Unit, must be on a leash and accompanied by an owner. The Unit Owner or owner of the animal shall be responsible for the removal of their pet's waste from the property.
25. No child under the age of 14 shall be permitted in the swimming pool area, sauna, parking lot, driveway, or other Common Elements without the child's parent or a guardian accompanying the child. No child shall play on the walkways, stairs, and stair landings. No person can climb trees or harm the landscaping.
26. A resident must accompany visitors or guests at all times when visiting the pool. No more than four guests per Unit are allowed at the pool at any time. Proper bathing attire is required at the swimming pool area; no cutoffs are permitted.
27. No glass containers or alcoholic beverages of any kind are permitted in the swimming pool area or Common Elements. No littering, including cigarette butts, in or around the swimming pool area is permitted.
28. Excessive noise, loud partying, drinking of alcoholic beverages on the Common Elements or Property, public intoxication, and loud domestic disputes on the Property are prohibited.
29. No business or commercial operation may be operated out of a Unit or any of the common areas at any time.
30. No weapons which are prohibited by Law are allowed on the property at any time.
31. No one shall loiter in or upon any of the Common Elements. Loiter is defined as lingering aimlessly or as if aimlessly in or upon any Common Element. The Board of Directors decision, in its sole and absolute discretion, as to what constitutes loitering is final.
32. Cooking on a Common Element or Limited Common Element is prohibited except on the built-in grill in the swimming area. No barbeque grills or grilling devices may be stored on the balconies or patios at any time.

33. Violation of any ordinance, rule, regulation, or statute of any city, county, state, or other governmental entity is prohibited.

ALL FINES FOR VIOLATIONS WILL BE ASSESSED AGAINST THE UNIT OWNER AS FOLLOWS:

First Offense:	Warning Letter
Second Offense:	Fine - \$100
Third Offense:	Fine - \$100
Subsequent Offenses:	Fine - \$150 Each

FOREST WEST OWNERS ASSOCIATION
RELIGIOUS ITEM DISPLAY GUIDELINES

WHEREAS, the Texas Legislature passed House Bill 1278 which amends Chapter 202 of the Texas Property Code by adding Section 202.018 which precludes associations from adopting or enforcing a restrictive covenant which governs an owner's or resident's right to display or affix on the entry to the owner's or resident's dwelling one or more religious items the display of which is motivated by the owner's or resident's sincere religious belief; and

WHEREAS, pursuant to Section 202.018(b) of the Texas Property Code, the Board of Directors of RROC Homeowners Association (the "Association") is permitted to adopt certain limitations on the display of religious items; and

WHEREAS, Article IX, Sections 4 and 6 of the Declaration of Covenants, Conditions and Restrictions for Forest West Owners Association contain restrictions on signs and permanent attachments which may conflict with Section 202.018(b).

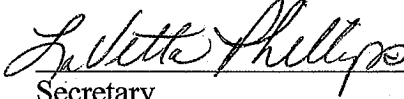
NOW, THEREFORE, IT IS RESOLVED, in order to comply with Section 202.018 of the Texas Property Code, the Board of Directors of Association adopts the following guidelines to govern the display of religious symbols.

- A. An owner or resident may not display or affix a religious item on the entry to the owner or resident's dwelling which:
 - 1. threatens the public health or safety;
 - 2. violates a law;
 - 3. contains language, graphics, or any display that is patently offensive to a passerby;
 - 4. is in a location other than the entry door or door frame or extends past the outer edge of the door frame of the owner's or resident's dwelling; or
 - 5. individually or in combination with each other religious item displayed or affixed on the entry door or door frame has a total size of greater than 25 square inches;
- B. The definitions contained in the Association's dedicatory instruments are hereby incorporated herein by reference.
- C. In the event of any conflict between Section 202.018(b) of the Texas Property Code and any restrictions contained in any governing document of the Association, including design guidelines, policies and the Declaration, Section 202.018(b) and this Religious Item Display Policy controls.

IT IS FURTHER RESOLVED that these Religious Item Display Guidelines are effective upon adoption hereof, to remain in force and effect until revoked, modified or amended.

This is to certify that the foregoing resolution was adopted by the Board of Directors at a meeting of same on November 18, 2014, and has not been modified, rescinded or revoked.

DATE: _____


Secretary

Filed and Recorded
Official Public Records
John F. Warren, County Clerk
Dallas County, TEXAS
09/02/2015 11:20:26 AM
\$58.00





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