

# AFFIDAVIT FOR FILING DEDICATORY INSTRUMENTS

STATE OF TEXAS )(

COUNTY OF BANDERA )(

KNOW ALL BY THESE PRESENTS:

WHEREAS section 202.006 of the Texas Property Code requires that a property owners' association file its dedicatory instruments in the real property records of the county in which the property is located, and

WHEREAS the Pebble Beach Property Owners Association is a property owners' association as the term is defined in the Texas Property Code and has property located in Bandera County, Texas,

NOW THEREFORE, true copies of the following dedicatory instruments of the Pebble Beach Property Owners Association, which have not been previously filed in the public records of Bandera County are attached hereto, including:

- 1) 2021 PBPOA Access Agreement
- 2) 2021 PBPOA Parks Rules

FURTHER, other dedicatory instruments of the Pebble Beach Property Owners' Association, have already been filed in the public records of Bandera County and these documents supplement the previously filed.

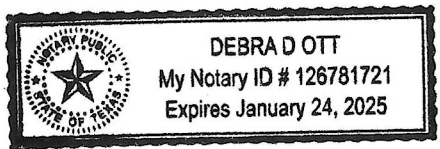
Signature *Larry Reile* Date 10-14-2021  
 Larry Reile, President, Pebble Beach Property Owners Assoc

The State of Texas  
 County of Bandera  
 Before me LARRY REILE, known to me to be the person whose name is subscribed to the forgoing instrument and acknowledged to me that he executed the same for purposes and consideration therein expressed.

date 10/14/2021

Given under my hand and seal of office this

*Debra D Ott*



**PEBBLE BEACH PROPERTY OWNERS ASSOCIATION (PBPOA) BOARD**  
100 Park Drive, Lakehills, Texas 78063-6339

## **2021 PBPOA PARKS ACCESS AGREEMENT**

**THE BOARD OF THE PEBBLE BEACH PROPERTY OWNERS ASSOCIATION (THE "PBPOA BOARD") HAS INITIATED A NEW SYSTEM IN 2021 FOR PROPERTY OWNERS TO ACCESS THE PBPOA PARKS. THIS SYSTEM WILL BE VIA A RFID (RADIO FREQUENCY IDENTIFICATION) "ACCESS CARD" AND A NEW NUMBERED "WINDSHIELD STICKER".**

The undersigned Owner/s is granted an Access Card and Windshield Sticker based on the following terms and conditions:

- 1) I hereby accept full responsibility for at least one Access Card and at least one Windshield Sticker to access the PBPOA Parks.
- 2) I hereby acknowledge I am in good standing with my PBPOA dues that are due by January 31st of each year. In the event I become delinquent in my assessments, I understand my Access Card will be deactivated. Once my account is current, my Access Card will be reactivated.
- 3) I acknowledge that each Property Owner/s will be provided one (1) numbered Access Card that will allow access to the PBPOA Parks. The first Access Card is included with paid dues. Each property owner can purchase one additional Access Card, for a maximum of two. The second Access Card costs \$25.00.
- 4) I acknowledge that in the event of a lost or stolen Access Card, the undersigned Property Owner/s will be responsible for paying a \$75.00 Lost Access Card Fee and will NOT be granted access to the PBPOA Parks until such time the Lost Access Card Fee has been paid. The lost or stolen Access Card will be deactivated, and a new Access Card issued upon payment of the Lost Card Access Fee. Lost Access Cards WILL NOT be reactivated.
- 5) I acknowledge that each Property Owner/s will be provided one (1) numbered Windshield Sticker for one vehicle to have access to the PBPOA Parks. The first Windshield Sticker is included with paid dues. Each property owner can purchase three (3) additional Windshield Stickers, for a maximum of (4). Each additional windshield sticker costs \$10.00.



- 6) I agree to indemnify, defend, and hold harmless the Pebble Beach Property Owners Association and its agents from and against any and all costs, expenses, damages, claims, lawsuits, judgements, losses, and/or liabilities (including attorney's fees) arising either directly or indirectly from, or related to, any and all claims made by or against the PBPOA or its agents due to bodily injury, death, loss of use, monetary loss, or any other injury from or related to my use, my family's use, or any of my guests' use of the PBPOA Parks, whether caused by the negligence of the PBPOA or its agents or otherwise specifically related to use of the PBPOA Parks.
- 7) I acknowledge that the Pebble Beach Property Owners Association and its agents are NOT responsible for any lost, damaged or stolen items in the PBPOA Parks.
- 8) I hereby agree to the attached "2021 PBPOA Parks Rules" initiated February 28, 2021, I hereby accept them and agree to abide by each rule, and I acknowledge that failure to abide by them may result in deactivation of my Access Card and suspension of my PBPOA Parks privileges.
- 9) I hereby agree the assigned Access Card is to be used only by the undersigned Property Owner/s and my household. "Sharing" an Access Card is not permitted. A Property Owner purposely sharing an Access Card undermines the security and purpose of the PBPOA Parks and will result in the suspension/termination of access to the PBPOA Parks.
- 10) I hereby agree to familiarize myself with the attached: "2021 Parks Access - RFID Access Cards and Windshield Stickers Information," and, "2021 PBPOA Parks Rules."
- 11) I acknowledge that the PBPOA Parks may be monitored by camera(s). The onsite cameras will be used for identification of individuals that damage the gates at the entrances to the PBPOA Parks. The onsite cameras are not for security purposes and shall not be monitored. The information collected and recorded is for PBPOA Board use only and the PBPOA assumes no responsibility for the individuals' security.
- 12) I acknowledge that in the event the undersigned Property Owner/s sell their home, the Access Card(s) will be returned to the PBPOA Board and deactivated.
- 13) I acknowledge that the Officers of the PBPOA Board shall have the right to terminate this agreement for any reason including but not limited to abuse of "shared access" or violation of rules.
- 14) I acknowledge that I must submit an acceptable photo identification (i.e., driver's license) with this signed contract for security verification.
- 15) I acknowledge that I am required to present a photo identification while using the PBPOA Parks if asked by a PBPOA Board Member.

**I, THE UNDERSIGNED PROPERTY OWNER/S,**

OWNER/S (please print name/s): \_\_\_\_\_

OWNER/S MAILING ADDRESS: \_\_\_\_\_

OWNER/S TELEPHONE #S: Home/Land Line # \_\_\_\_\_

Cell #1 \_\_\_\_\_ Cell #2 \_\_\_\_\_

OWNER/S E-MAIL ADDRESSES: \_\_\_\_\_

**AND OWNING THE BELOW LISTED PROPERTY IN PEBBLE BEACH:**

(Provide the Property Address with Designated Block-Lot Number)

1) \_\_\_\_\_

2) \_\_\_\_\_

(Additional Properties can be listed on the back of this sheet as needed.)

**AND HAVING UNDERSTOOD THE PRECEDING INFORMATION (ITEMS 1-13),**

**AND HAVING RECEIVED THE ATTACHED:**

- 1) 2021 Parks Access - RFID Access Cards and Windshield Stickers Information
- 2) 2021 PBPOA Parks Rules

**SHALL RETURN THIS SIGNED PAGE** (and page 4 of 4, if needed), **WITH A COPY OF A PHOTO IDENTIFICATION:** to the PBPOA DROP BOX at the PBPOA Board Building in the Main Park, or by mail to: PBPOA BOARD, 100 PARK DRIVE, LAKEHILLS TX 78063-6339.

I understand that upon verification of my identity and my property is in good standing, I will be mailed one Access Card and one Windshield Sticker to my mailing address listed above. (Additional Card or Stickers will be mailed at the same time, as requested below.)

<b>PROPERTY OWNER/S SIGNATURE/S</b>	<b>DATE</b>
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( ) I request extra: \_\_\_\_\_ # Access Card x \$25    \_\_\_\_\_ # Stickers x \$10

( ) Enclosed is my check # \_\_\_\_\_ totaling \$ \_\_\_\_\_

( ) I prefer to pay with the following credit card:    MC    VISA    AMEX

Name as printed on the card: \_\_\_\_\_ CVV \_\_\_\_\_

Card # \_\_\_\_\_ Exp Date \_\_\_\_\_

Zip Code from Billing Address \_\_\_\_\_ Amount \$ \_\_\_\_\_ \*

*\*(A 5% processing surcharge fee will be added to the total.)*

**IF NEEDED, CONTINUING THE LIST OF ADDITIONALLY OWNED PROPERTY:**  
(Provide the Property Address with Designated Block-Lot Number)

- 3) \_\_\_\_\_
- 4) \_\_\_\_\_
- 5) \_\_\_\_\_
- 6) \_\_\_\_\_
- 7) \_\_\_\_\_
- 8) \_\_\_\_\_

\_\_\_\_\_  
**PROPERTY OWNER/S SIGNATURE/S**

\_\_\_\_\_  
**DATE**

=====

**FOR PBPOA BOARD USE ONLY**

	<i>DATE</i>	<i>BY BOARD MEMBER</i>
<b>SIGNED AGREEMENT RECEIVED</b>	_____	_____
<b>VERIFICATION OF PHOTO ID</b>	_____	_____
<b>VERIFICATION OF 2021 DUES ARE PAID</b>	_____	_____
<b>EXTRA FUNDS RECEIVED \$</b> _____	_____	_____
<b>ACCESS CARD ID#S ISSUED:</b>	_____	

\_\_\_\_\_  
**WINDSHIELD ID#S ISSUED:** \_\_\_\_\_

\_\_\_\_\_  
**CARDS/STICKERS MAILED/HANDED ON** \_\_\_\_\_ **BY BOARD MEMBER** \_\_\_\_\_

**ADDITIONAL INFO:** \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_