



## NOTICE OF RECORDING OF DEDICATORY INSTRUMENT

*For*

### **GAINES BEND PROPERTY OWNERS ASSOCIATION, INC.**

*A Gated Residential Community in Palo Pinto County, Texas*

A Supplemental Declaration of Covenants, Conditions and Restrictions for Gaines Bend Subdivision was recorded in Volume 953, Page 508, in the Official Public Records of Palo Pinto County, Texas ("**Declaration**" or "**Gaines Bend Declaration**"), subjecting the property more particularly described therein known as Gaines Bend Subdivision ("**Gaines Bend**") to certain covenants, conditions, restrictions, and membership in Gaines Bend Property Owners Association, Inc. ("**Association**"); and

Pursuant to Paragraphs 3, 4, 5, 7, and 17 of the Declarations of Covenants, Conditions, and Restrictions for Rawhide Vistas (s/k/a Gaines Bend Subdivision Phases I, II, and III), recorded under Document Nos. 2013-00003540, 2016-00005038, 2020-00006489, 2024-00000270, 2024-00002002, and 2025-00000988 (as amended by the Declaration of Covenants, Conditions and Restrictions for Block 3, Gaines Bend Subdivision Rawhide Vistas and Assignment of Declarant Rights, recorded under Document No. 2019-00002700), in the Official Public Records of Palo Pinto County, Texas (collectively and as may be further amended, the "**Rawhide Vistas Declarations**"), the Rawhide Vistas Lots described therein ("**Rawhide Vistas**") are subject to the Gaines Bend Declaration, in addition to being subject to the terms, provisions, and conditions of the Rawhide Vistas Declarations; and

The Gaines Bend Declaration sets forth the Association's administrative and management role with regard to the security and access facilities, and road easements in and across Gaines Bend, and other areas designated as property for the common use and enjoyment of the Owners and their guests, together with all improvements now or hereafter constructed ("**Common Areas**"); and

The Gaines Bend Declaration empowers the Association to adopt and amend whatever bylaws and rules that it deems appropriate provided they are not in conflict with the terms and provisions of the Gaines Bend Declaration, to establish reasonable rules and regulations governing the use and enjoyment of the Common Areas, and interpret and enforce the restrictions contained in the Declaration.

THEREFORE, in accordance with Paragraph 7, Sections D and E(4) of the Gaines Bend Declaration, the current Board of Directors of the Association hereby adopts and resolves to record the attached Gaines Bend Subdivision Regulations Regarding Open House Events and Displaying Signs to comply with Texas Property Code Section 202.006.

**CERTIFICATION**

The undersigned President and Director of Gaines Bend Property Owners Association, Inc., hereby certifies that the attached Gaines Bend Subdivision Regulations Regarding Open House Events and Displaying Signs was voted and approved by a majority/unanimous consent of the members of the Board of Directors at a meeting of the Board of Directors, open to the Members of the Association, after notice was duly given, held on July 4, 2025, and pursuant to and in accordance with Texas Property Code Section 209.0051(h)(10).

DATED this 4 day of July, 2025.

**GAINES BEND PROPERTY OWNERS  
ASSOCIATION, INC.,**  
a Texas non-profit corporation

By: William A. Moss  
**WILLIAM MOSS,**  
President/Director

STATE OF TEXAS

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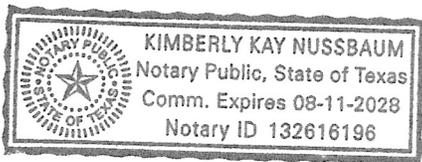
ACKNOWLEDGMENT

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PALO PINTO COUNTY

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This instrument was acknowledged before me, the undersigned authority on July 4, 2025 2025, by WILLIAM MOSS, President and Director of GAINES BEND PROPERTY OWNERS ASSOCIATION, Inc., a Texas non-profit corporation, on behalf of the corporation.



Kimberly Kay Nussbaum  
Notary Public – State of Texas

**GAINES BEND SUBDIVISION**  
**REGULATIONS REGARDING OPEN HOUSE EVENTS**  
**AND DISPLAYING SIGNS**

These Gaines Bend Subdivision Regulations Regarding Open House Events and Displaying Signs ("**Regulations**") apply to Gaines Bend Subdivision ("**Gaines Bend**"), and are adopted in accordance with Paragraph 7, Sections D and E(4) of the Supplemental Declaration of Covenants, Conditions, and Restrictions for Gaines Bend Subdivision, recorded in Volume 953, Page 508, of the Official Public Records of Palo Pinto County, Texas ("**Declaration**"), and to the subdivision known as "**Rawhide Vistas**," within Gaines Bend Subdivision, in accordance with Paragraphs 3, 4, 5, 7, and 17, and Paragraph 10, subsection J, of the Declarations of Covenants, Conditions, and Restrictions for Rawhide Vistas (s/k/a Gaines Bend Subdivision Phases I, II, and III), recorded under Document Nos. 2013-00003540, 2016-00005038, 2020-00006489, 2024-00000270, 2024-00002002, and 2025-00000988, in the Official Public Records of Palo Pinto County, Texas (as amended by the Declaration of Covenants, Conditions and Restrictions for Block 3, Gaines Bend Subdivision Rawhide Vistas and Assignment of Declarant Rights, recorded under Document No. 2019-00002700), in the Official Public Records of Palo Pinto County, Texas (collectively and as may be further amended, the "**Rawhide Vistas Declarations**"), and are enforceable by the Gaines Bend Property Owners Association, Inc. ("**Association**") in accordance with Paragraph 15A of the Declaration and Paragraphs 3 and 5 of the Rawhide Vistas Declarations. Gaines Bend and Rawhide Vistas are referred to herein collectively as "**Gaines Bend**" or "**Subdivision**." These Regulations apply to and shall be binding upon any Future Development, as described in Paragraph 14 of the Declaration.

For the purpose of these Regulations, "**Open House Event**" is defined as marketing events, such as open houses, MLS tours, and brokers and agents parties to promote the sale or leasing to the public of a "**Lot**" (as defined in the Declaration), including improvements constructed on a Lot, in Gaines Bend. This definition includes Open House Events hosted or advertised by listing real estate brokers and agents, and/or "**Owner(s)**" (as defined in the Declaration), whether privately or publicly. The term "**Signs**" does not include or apply to permitted flag displays, permitted display of certain religious items, occasional sales of beverages by children as provided in Texas Property Code Sections 202.012, 202.018, and 202.020, or permitted political signs as provided in Texas Election Code Section 259.002, as may be amended from time to time.

In these Regulations, "**Common Areas**" collectively refer to those areas defined in the Declaration as "**Common Areas**" and include, but are not limited to: the entrance, security and access facilities, trash facilities, boat ramps and docks intended for common use, parks and recreational areas, green belts, picnic areas, parking areas, roads and road easements in and across Gaines Bend, and other areas designated as property for the common use and enjoyment of the Owners and their guests.

1. **Open House Events.** To ensure the security and quiet enjoyment of the Gaines Bend community for all Owners and residents, no Open House Events shall be permitted in the Subdivision at any time.

2. **Displaying Signs.** In accordance with Section D of Paragraph 10 of the Declaration Section J of Paragraph 10 of the Rawhide Vistas Declarations, it is prohibited to place or install signs, banners, flags, display lighting, for purposes of promoting, identifying, and marketing to promote the sale or lease of a Lot or Lots, including the improvements thereon on a Lot or in the Common Areas, except by special permit issued by the Association. Subject to the foregoing, the Board may issue permits for signs as follows:

a. Signs advertising the Lot for sale may be displayed on a Lot *only* on a boat dock which faces the Lake. No signs may be displayed on Lots which have no boat dock. Signs advertising the sale of any item other than the Lot or signs for soliciting the performance of services (e.g. boats, RVs, products, contracting, professional services, or businesses) are not permitted at any time or place on a Lot, except as provided herein in subsections b. and c. below.

b. During initial construction of a residence on a Lot, the builder may place a sign identifying the builder and the Lot to assist in the delivery of construction materials and location by subcontractors; *provided that* said sign is permanently removed within thirty (30) days of the substantial completion of the residence on the Lot.

c. Swimming pool, landscaping installation and roofing contractors may display one (1) sign on a Lot identifying the company performing the work during the period of time that the work is actively being performed. Thereafter, such signs must be removed immediately upon completion of the installation of the swimming pool, landscaping, or roofing. Signs advertising lawn and yard maintenance services are expressly not included in this subsection and are not permitted in Gaines Bend.

**CERTIFIED FILED AND RECORDED  
OFFICIAL PUBLIC RECORDS**



*Janette Green*

Janette K. Green Palo Pinto County Clerk  
Palo Pinto County, TX  
07/07/2025 09:51 AM  
Fee: \$37.00

**2025-00003764 NOT**

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