

Denton County  
Juli Luke  
County Clerk

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Instrument Number: 155557

ERecordings-RP

CERTIFICATE

Recorded On: October 01, 2020 09:04 AM

Number of Pages: 8

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" Examined and Charged as Follows: "

Total Recording: \$54.00

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\*\*\*\*\* THIS PAGE IS PART OF THE INSTRUMENT \*\*\*\*\*

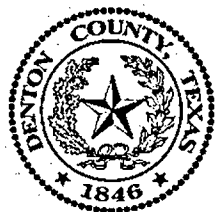
Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

**File Information:**

Document Number: 155557  
Receipt Number: 20201001000175  
Recorded Date/Time: October 01, 2020 09:04 AM  
User: Katherine S  
Station: Station 17

**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

**AFTER RECORDING, PLEASE RETURN TO:**

**Judd A. Austin, Jr.  
Henry Oddo Austin & Fletcher, P.C.  
1700 Pacific Avenue  
Suite 2700  
Dallas, Texas 75201**

**CERTIFICATE AND MEMORANDUM OF RECORDING OF  
DEDICATORY INSTRUMENTS  
FOR  
HOMEOWNERS ASSOCIATION OF FRISCO HILLS, INC.**

**STATE OF TEXAS           §  
  §  
COUNTY OF DENTON      §**

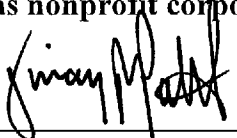
The undersigned, as attorney for Homeowners Association of Frisco Hills, Inc., for the purpose of complying with Section 202.006 of the Texas Property Code and to provide public notice of the following dedicatory instrument affecting the owners of property described on Exhibit B attached hereto (the “*Property*”), hereby states that the dedicatory instrument attached hereto is a true and correct copy of the following:

- ***First Amendment to the Amended and Restated Bylaws of Homeowners Association of Frisco Hills, Inc. (Exhibit A).***

All persons or entities holding an interest in and to any portion of property described on Exhibit B attached hereto are subject to the foregoing dedicatory instrument until amended.

**IN WITNESS WHEREOF**, Homeowners Association of Frisco Hills, Inc. has caused this Certificate and Memorandum of Recording of Dedicatory Instruments to be recorded in the Official Public Records of Denton County, Texas.

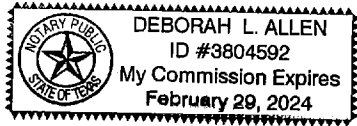
**HOMEOWNERS ASSOCIATION  
OF FRISCO HILL, INC.,  
a Texas nonprofit corporation**

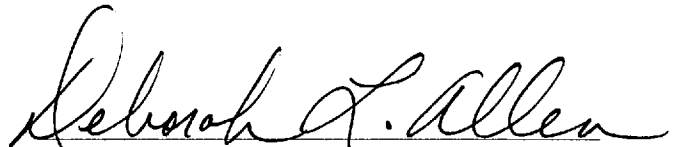
By:   
Its: Attorney

STATE OF TEXAS       §  
                                  §  
COUNTY OF DALLAS   §

BEFORE ME, the undersigned Notary Public, on this day personally appeared Vinay B. Patel, attorney for Homeowners Association of Frisco Hills, Inc., known to me to be the person whose name is subscribed on the foregoing instrument and acknowledged to me that he executed the same for the purposes therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND AFFIRMED SEAL OF OFFICE on this 1<sup>st</sup> day of October, 2020.



  
Notary Public, State of Texas

# Exhibit A

**FIRST AMENDMENT TO THE  
AMENDED AND RESTATED BYLAWS  
OF  
HOMEOWNERS ASSOCIATION OF FRISCO HILLS, INC.**

STATE OF TEXAS           §  
                                  §       KNOW ALL MEN BY THESE PRESENTS  
COUNTY OF DENTON     §

This First Amendment to the Amended and Restated Bylaws of Homeowners Association of Frisco Hills, Inc. (the “*Association*”) is effective as of the 29th day of September, 2020:

**WITNESSETH:**

**WHEREAS**, Section 209.00593 of the Texas Property Code (“*Section 209.00593*”) encourages and, in some instances, requires the election of directors by Members of the Association; and

**WHEREAS**, there are Members of the Association who wish to serve on the Board of Directors and must be elected; and

**WHEREAS**, the Association has experienced difficulty in electing directors after their term has expired due to the inability to obtain quorum for a meeting in accordance with the Amended and Restated Bylaws of Homeowners Association of Frisco Hills, Inc. (the “*Bylaws*”) for the purpose of electing directors, and the Association will, therefore, have difficulty complying with Section 209.00593 in the future; and

**WHEREAS**, Article 11 of the Bylaws allows the Board of Directors of the Association, by a majority vote, to amend the Bylaws; and

**WHEREAS**, the amendment to the Bylaws, as set forth hereinafter with specificity, was approved at a duly convened meeting of the Board of Directors held on the 29<sup>th</sup> day of September 2020, for the sole purpose of complying with Section 209.00593.

**NOW, THEREFORE**, the Bylaws of the Association are hereby amended as follows:

• Article 4 of the Bylaws is amended to add a new Section 4.06A and shall, in entirety, as follows:

**4.06A Quorum for the Election of Directors Only. Notwithstanding any provision in the Bylaws or Declaration to the contrary, the presence of Members, in person, by proxy or other means allowed by law, representing ten percent (10%) of the total votes of the Association shall constitute a quorum for the sole and exclusive purpose of conducting an election of directors at any meeting of the Association. No other business may be transacted at a meeting convened under this Section 4.06A. The quorum set forth in this Section 4.06A shall not be reduced for any other meeting called regardless of the provisions contained in Section 4.06. In order to conduct business of the Association at a meeting of the Members, other than the election of directors, the applicable quorum requirement contained in Section 4.06 of these Bylaws must be satisfied. In the event of a conflict between this Section 4.06A and any other provision in the Bylaws or Declaration, the terms and conditions of this Section 4.06A shall control.**

SIGNED this 30 day of September 2020.

HOMEOWNERS ASSOCIATION  
OF FRISCO HILLS, INC.


By   
\_\_\_\_\_  
Dean Cardwell, President

**CERTIFICATION OF AMENDMENT TO BYLAWS**

I, Kasuy S. Warren, the duly elected Secretary of Homeowners Association of Frisco Hills, Inc., hereby certify:

That this First Amendment to the Amended and Restated Bylaws of Homeowners Association of Frisco Hills, Inc. was approved by the majority vote of the Board of Directors at a duly-convened Board of Directors' meeting, in which a quorum of the Directors was present, on the 29<sup>th</sup> day of September 2020, and that the same does now constitute a portion of the Amended and Restated Bylaws of Homeowners Association of Frisco Hills, Inc.

IN WITNESS WHEREOF, I heretofore subscribe my hand on this 30 day of September, 2020.

By   
\_\_\_\_\_  
Secretary

## EXHIBIT B

Those tracts and parcels of real property located in the City of Little Elm, Denton County, Texas and more particularly described as follows:

- All property subject to the **Declaration of Covenants, Conditions and Restrictions for Frisco Hills**, filed on January 12, 2012 as Document No. 2012-3257 of the Official Public Records of Denton County, Texas, including amendments and supplements thereto.
- All property subject to the **Final Plat of FRISCO HILLS, Phase 1, an addition to the County of Denton, Texas, according to the Plat thereof recorded under County Clerk's File No. 2012-88, Plat Records, Denton County, Texas.**
- All property subject to the **Final Plat of FRISCO HILLS, Phase 3C, an Addition to Denton County, Texas, according to the Map/Plat thereof recorded under Instrument No. 2015-392, Map/Plat Records, Denton County, Texas.**
- All property subject to the **Final Plat of FRISCO HILLS, PHASE 2A, an addition to the County of Denton, Texas, according to Plat recorded under Instrument No. 2017-433, Plat Records, Denton County, Texas.**
- All property subject to the **Final Plat of FRISCO HILLS, Phase 3A, an Addition to the City of Little Elm, Denton County, Texas, according to the map or plat thereof recorded in County Clerk's File No. 2013-65, Map and/or Plat Records of Denton County, Texas.**
- All property subject to the **Final Plat of FRISCO HILLS, Phase 4B, an Addition to Denton County, Texas, according to the Map or Plat thereof recorded in/under Clerk's File No. 2014-193 of the Plat Records of Denton County, Texas.**
- All property subject to the **Final Plat of FRISCO HILLS, Phase 5B, an addition to the Town of Little Elm, Denton County, Texas, according to the Map thereof Recorded in CC#2015-395, Plat Records, Denton County, Texas.**
- All property subject to the **Final Plat of FRISCO HILLS, Phase 1B, an Addition to Denton County, Texas, according to the Map/Plat thereof recorded in County Clerk's File No. 2014-105, Map/Plat Records of Denton County, Texas.**

- All property subject to the **Final Plat of FRISCO HILLS, Phase 1A, an Addition to Denton County, Texas, according to the Map/Plat thereof recorded in County Clerk's File No. 2014-101, Map/Plat Records of Denton County, Texas.**
- All property subject to the **Final Plat of FRISCO HILLS, Phase 2B, an addition to the City of Little Elm, Denton County, Texas, according to the Plat thereof recorded under Instrument No. 2016-82, Plat Records, Denton County, Texas.**
- All property subject to the **Final Plat of FRISCO HILLS, Phase 4A, an Addition to Denton County, Texas, according to the Map or Plat thereof recorded in/under Clerk's File No. 2013-66, Plat Records, Denton County, Texas.**
- All property subject to the **Final Plat of FRISCO HILLS, Phase 3B, an Addition to Denton County, Texas, according to the Map/Plat thereof recorded under Instrument No. 2014-216, Map/Plat Records, Denton County, Texas.**
- All property subject to the **Final Plat of FRISCO HILLS, Phase 1C, in the Town of Little Elm's ETJ, Denton County, Texas, according to the Map/Plat thereof recorded under Instrument No. 2014-104, Real Property Records, Denton County, Texas.**
- All property subject to the **Final Plat of FRISCO HILLS, Phase, an Addition to Denton County, Texas, according to the Map or Plat thereof recorded in/under Clerk's File No. 2013-66, Plat Records, Denton County, Texas.**
- All property subject to the **Final Plat of FRISCO HILLS, Phase, an Addition to Denton County, Texas, according to the Map/Plat thereof recorded under Instrument No. 2014-216, Map/Plat Records, Denton County, Texas.**