



03/01/2016 12:17:48 PM CT 1/6

**CERTIFICATE FOR  
RECORDATION OF DEDICATORY INSTRUMENT OF  
HILLCREST LEBANON HOMEOWNERS ASSOCIATION, INC. A/K/A HILLCREST  
MEADOWS**

**STATE OF TEXAS** §  
§ **KNOW ALL MEN BY THESE PRESENTS:**  
**COUNTY OF COLLIN** §

**WHEREAS**, Section 202.006 of the Texas Property Code requires that “A property owners’ association shall file its dedicatory instruments in the real property records of each county in which the property to which the dedicatory instruments relate is located.”; and

**WHEREAS**, HILLCREST LEBANON HOMEOWNERS ASSOCIATION, INC. A/K/A HILLCREST MEADOWS, a Texas nonprofit corporation (the “Association”) desires to comply with Section 202.006 by filing of record in the real property records of Collin County, Texas, the attached instrument; and

**WHEREAS**, the attached instrument constitutes a “dedicatory instrument” as defined by Section 202.001 of the Texas Property Code; and

**WHEREAS**, the Declaration of Covenants, Conditions and Restrictions for Hillcrest Lebanon Homeowners Association, Inc. a/k/a Hillcrest Meadows, Executed by Hillcrest Properties, LTD., a Texas limited partnership, as Declarant, was recorded at Volume 4092, Page 1228 in the Real Property Records of Collin County, Texas, including any amendments thereof, additions, annexations and supplements thereto and entitled “Declaration of Covenants, Conditions and Restrictions for Hillcrest Meadows” (the “Declaration”) subjected to the scheme of development therein certain land located in Collin County, Texas;

**WHEREAS**, Hillcrest Lebanon Homeowners Association, Inc. a/k/a Hillcrest Meadows is governed by Bylaws filed in the Real Property Records of Collin County, Texas including any amendments thereof and supplements thereto;

**NOW THEREFORE**, the undersigned authorized representative of the Association hereby executes this Certificate to effect the recording of the dedicatory instrument attached hereto on behalf of the Association.

**[signature page follows]**

EXECUTED this 5<sup>th</sup> day of February, 2016

HILLCREST LEBANON HOMEOWNERS ASSOCIATION, INC. A/K/A  
HILLCREST MEADOWS,  
A Texas non-profit corporation


By:   
Jared Walker,  
Duly Authorized Officer/Agent,  
Hillcrest Lebanon Homeowners Association, Inc. a/k/a Hillcrest Meadows

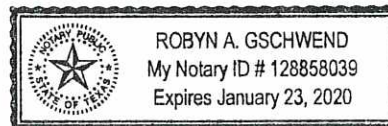
STATE OF TEXAS

§

COUNTY OF COLLIN

This instrument was acknowledged before me on the 5<sup>th</sup> day of February, 2016 by Jared Walker authorized representatives of HILLCREST LEBANON HOMEOWNERS ASSOCIATION, INC. A/K/A HILLCREST MEADOWS, a Texas nonprofit corporation, on behalf of said corporation.

  
Notary Public in and for the State of Texas



**After Recording, Return to:**  
Manning & Meyers, Attorneys at Law  
4340 N. Central Expressway, Suite 200  
Collin, TX 75206  
Collin, TX 75206

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**FIRST AMENDMENT TO THE BYLAWS  
HILLCREST LEBANON HOMEOWNERS ASSOCIATION, INC. A/K/A  
HILLCREST MEADOWS**

Effective February 6, 2016

STATE OF TEXAS                    §

§

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF COLLIN                §

This First Amendment to the Bylaws of Hillcrest Lebanon Homeowners Association, Inc. a/k/a Hillcrest Meadows (the "Amendment") is made effective the 6<sup>th</sup> day of February, 2016, by Hillcrest Lebanon Homeowners Association, Inc. a/k/a Hillcrest Meadows (the "Association").

**WITNESSETH:**

**WHEREAS**, the Declaration of Covenants, Conditions and Restrictions for Hillcrest Lebanon Homeowners Association, Inc. a/k/a Hillcrest Meadows, Executed by Hillcrest Properties, LTD., a Texas limited partnership, as Declarant, was recorded at Volume 4092, Page 1228 in the Real Property Records of Collin County, Texas, including any amendments thereof, additions, annexations and supplements thereto and entitled "Declaration of Covenants, Conditions and Restrictions for Hillcrest Meadows" (the "Declaration") subjected to the scheme of development therein certain land located in Collin County, Texas;

**WHEREAS**, the Bylaws for Hillcrest Lebanon Homeowners Association, Inc. a/k/a Hillcrest Meadows were recorded in the Real Property Records of Collin County, Texas, including any amendments thereof and supplements thereto and entitled "Bylaws of Hillcrest Lebanon Homeowners Association, Inc." (the "Bylaws");

**WHEREAS**, Pursuant to Article IV, Section 4.01 of the Bylaws of the Association, the business and affairs of the Association shall be managed by its Board of Directors which may exercise all powers of the Association and do all lawful acts and things as are not by statute, the Declarations, the Articles of Incorporation or by the Bylaws directed or required to be exercised or done by the members;

**WHEREAS**, Pursuant to Article IV, Section 4.22 of the Bylaws of the Association, the Board of Directors shall be responsible for the affairs of the Association and shall have all the powers and duties necessary for the administration of the Association's affairs and, as provided by law, may do all acts and things as are not by the Declaration, Articles, or these Bylaws directed to be done and exercised exclusively by the members;

**WHEREAS**, Section 209.00593 of the Texas Property Code entitled "Election of Board Members" provides in part in Subsection (a) that: *"Notwithstanding any provision in a dedicatory instrument, any board member whose term has expired must be elected by owners who are members of the property owners' association. A board member may be appointed by the board to fill a vacancy on the board. A board member appointed to fill a vacant position shall serve for the remainder of the unexpired term of the position."*

**WHEREAS**, Subsection (b) of Section 209.00593 of the Texas Property Code provides that: *"The board of a property owners' association may amend the bylaws of the property owners' association to provide for elections to be held as required by Subsection(a)."*

**WHEREAS**, in order to comply with Section 209.00593 of the Texas Property Code, the Hillcrest Lebanon Homeowners Association Board of Directors wishes to prepare and file this First Amendment to the Bylaws reflecting such Amendment voted upon by the Board of Directors of Hillcrest Lebanon at a Board meeting held on February 5, 2016. The Bylaws have been amended unanimously by the board.

**NOW, THEREFORE**, Article III, Section 3.065 is hereby added to the Bylaws which shall read as follows:

**Article III, Section 3.065- Lack of Quorum at Meeting for Election of Directors-** If a quorum as required under Section 3.06 of the Association's Bylaws is not obtained at any meeting of the members where Directors are to be elected, the following process will be implemented to provide for the election of Directors:

- (1) The Secretary of the Board of Directors shall announce that no quorum has been obtained for the meeting of the members.
- (2) The owners present, in person, by proxy or by electronic ballot, shall then convene an election meeting.
- (3) The owners present, in person, by proxy or by electronic ballot, will constitute a quorum for the purpose of conducting such meeting and an election of directors shall be conducted.
- (4) No other business of the Association will be conducted at such election meeting. No notice of such meeting need be given to the members other than the notice sent to the members of the annual or special meeting which did not previously meet quorum.

**IN WITNESS WHEREOF**, the undersigned members of the Board of Directors of Hillcrest Lebanon Homeowners Association, Inc. a/k/a Hillcrest Meadows certifies that this First Amendment to the Bylaws was unanimously approved by the Board of Directors.


**ATTACHMENT**, the undersigned member of the Board of Directors of Hillcrest Lebanon Homeowners Association, Inc. a/k/a Hillcrest Meadows hereby attaches a copy of the Original Bylaws to this Document.

[signature page follows]



EXECUTED this 5<sup>th</sup> day of February, 2016

HILLCREST LEBANON HOMEOWNERS ASSOCIATION, INC. A/K/A  
HILLCREST MEADOWS,  
A Texas non-profit corporation

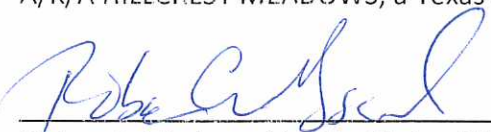
By:   
Jared Walker,  
Duly Authorized Officer/Agent,  
Hillcrest Lebanon Homeowners Association, Inc. a/k/a Hillcrest Meadows

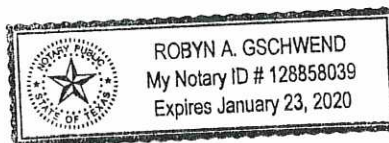
STATE OF TEXAS

§

COUNTY OF COLLIN

This instrument was acknowledged before me on the 5<sup>th</sup> day of February, 2016 by Jared Walker authorized representatives of HILLCREST LEBANON HOMEOWNERS ASSOCIATION, INC. A/K/A HILLCREST MEADOWS, a Texas nonprofit corporation, on behalf of said corporation.

  
Notary Public in and for the State of Texas



After Recording, Return to:  
Manning & Meyers, Attorneys at Law  
4340 N. Central Expressway, Suite 200  
Collin, TX 75206  
Collin, TX 75206

Filed and Recorded  
Official Public Records  
Stacey Kemp, County Clerk  
Collin County, TEXAS  
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