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Denton County  
Juli Luke  
County Clerk

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Parties:

Direct- CROSS OAK RANCH HOMEOWNERS  
Indirect-

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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.



THE 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, Texas

**AFTER RECORDING, PLEASE RETURN TO:**

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

**SECOND SUPPLEMENTAL CERTIFICATE AND MEMORANDUM  
OF RECORDING OF DEDICATORY INSTRUMENTS FOR  
CROSS OAK RANCH HOMEOWNERS ASSOCIATION, INC.**

STATE OF TEXAS           §  
  §  
COUNTY OF DENTON       §

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

- ***First Amendment to the Bylaws of Cross Oak Ranch Homeowners Association, 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 revised or amended by the Board of Directors.

**IN WITNESS WHEREOF**, Cross Oak Ranch Homeowners Association, Inc. has caused this Second Supplemental Certificate and Memorandum of Recording of Dedicatory Instruments to be filed with the office of the Denton County, Clerk and supplement that Certificate and Memorandum of Recording of Association Documents filed on February 26, 2008, as Instrument

No. 2008-19483; and that certain First Supplement to Certificate and Memorandum of Recording of Association Documents filed on January 12, 2012, as Instrument No. 2012-3315 in the Official Public Records of Denton County, Texas.

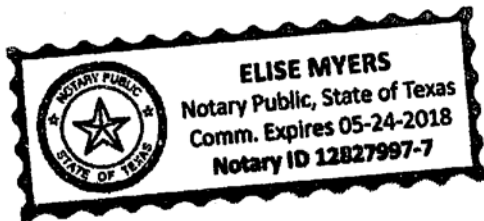
**CROSS OAK RANCH HOMEOWNERS ASSOCIATION, INC.**

By: *Vinay B. Patel*  
Its: Attorney

STATE OF TEXAS           §  
  §  
COUNTY OF DALLAS       §

BEFORE ME, the undersigned Notary Public, on this day personally appeared Vinay B. Patel, attorney for Cross Oak Ranch Homeowners Association, 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 8<sup>th</sup> day of January, 2016.



*Elise Myers*  
Notary Public, State of Texas

EXHIBIT A

FIRST AMENDMENT TO THE BYLAWS OF  
CROSS OAK RANCH HOMEOWNERS ASSOCIATION, INC.

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

This First Amendment to the Bylaws of Cross Oak Ranch Homeowners Association, Inc. (the "Association") was approved by the Association's Board of Directors and is effective when filed of record with the Office of the Denton County Clerk.

**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**, Section 209.00593 provides that the appointment of a Director in violation Section 209.00593 is void; and

**WHEREAS**, the Association has experienced difficulty in electing Directors due to the inability to obtain quorum for a meeting in accordance with the Bylaws of the Association for the purpose of electing Directors, and the Association may, therefore, be unable to elect Directors in compliance with Section 209.00593 in the future; and

**WHEREAS**, Section 209.00593 allows the Board of Directors of the Association to amend the Bylaws in order to comply with Section 209.00593 notwithstanding the requirements contained in Article XIII of the Bylaws of the Association; and

**WHEREAS**, the amendment to the Bylaws, as set forth hereinafter with specificity for the sole purpose of complying with Section 209.00593, was approved at a duly convened meeting of the Board of Directors held on the 8<sup>th</sup> day of January, 2016.

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


A new Section 5A is added to Article IV of the Bylaws and shall read, in its entirety, as follows:

**Section 5A. Quorum for the Election of Directors Only.**

Notwithstanding any provision in the Bylaws 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. If, however, such quorum shall not be present or represented at any meeting of the Members, the Members present and/or represented by proxy, shall have the power to adjourn and reconvene the meeting from time to time, including the same day as the original meeting, without notice other than announcement at the meeting. At such adjourned or subsequent meeting, the presence (via person, proxy, absentee ballot or electronic ballot) of holders of five percent (5%) of the votes of the Association shall constitute quorum for the meeting. At such adjourned or subsequent meeting, any business may be transacted which may have been transacted at the meeting as originally notified. No other business may be transacted at a meeting of the Association convened under this Section 5A. In order to conduct business of the Association at a meeting of the Members, other than the election of directors, the applicable quorum requirement for meetings contained in Article IV, Section 5 of these Bylaws must be satisfied. In the event of a conflict between this Section 5A and any other provision in the Bylaws, the terms and conditions of this Section 5A shall control.

SIGNED this 8<sup>th</sup> day of January, 2016.

CROSS OAK RANCH  
HOMEOWNERS ASSOCIATION, INC.

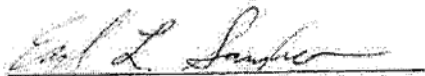
By  Michael S. Gavin  
Michael S. Gavin, President

**CERTIFICATION OF AMENDMENT TO BYLAWS**

I, Earl L. Sanders, the duly-elected Secretary of Cross Oak Ranch Homeowners Association, Inc., hereby certify:

That this First Amendment to the Bylaws of Cross Oak Ranch Homeowners Association, Inc. was approved by the Board of Directors for the sole purpose of seeking compliance with Section 209.00593 of the Texas Property Code, at a duly convened meeting of the Board of Directors of the Association held on January 8, 2016, and that the same does now constitute a portion of the Bylaws of Cross Oak Ranch Homeowners Association, Inc.

IN WITNESS WHEREOF, I heretofore subscribe my hand on this 8th day of January, 2016.



EARL L. SANDERS, Secretary

## EXHIBIT B

Those tracts and parcels of real property located in the City of Oak Point / Town of Crossroads, Denton County, Texas and more particularly described as follows:

- (a) All lots and tracts of land situated in **Cross Oak Ranch Phase 2 - Tract 1A, an Addition to the City of Oak Point, Denton County, Texas, according to the Plat recorded in Cabinet X, Page 278, Plat Records, Denton County, Texas; and**
- (b) All lots and tracts of land situated in **Cross Oak Ranch Phase 2 - Tract 2, an Addition to the City of Oak Point, Denton County, Texas, according to the Plat recorded in Cabinet V, Slide 152, Plat Records, Denton County, Texas; and**
- (c) All lots and tracts of land situated in **Cross Oak Ranch Phase 2 - Tract 3, an Addition to the City of Oak Point, Denton County, Texas, according to the Amending Plat thereof recorded in Cabinet W, Page 139, Plat Records, Denton County, Texas; and**
- (d) All lots and tracts of land situated in **Cross Oak Ranch Phase 2 - Tract 4, an Addition to the City of Oak Point, Denton County, Texas, according to the Plat recorded in Cabinet V, Slide 45, Plat Records, Denton County, Texas; and**
- (e) All lots and tracts of land situation in **Cross Oak Ranch Phase 2 - Tract 5, an Addition to the City of Oak Point, Denton County, Texas, according to the Plat recorded in Cabinet V, Page 253, Plat Records, Denton County, Texas; and**
- (f) All lots and tracts of land situated in **Cross Oaks Ranch Phase 2 - Tract 6, an Addition to the City of Oak Point, Denton County, according to the Map or Plat thereof recorded in Cabinet V, Page 780 of the Plat Records of Denton County, Texas; and**

- (g) All lots and tracts of land situated in **Cross Oaks Ranch Phase 3 - Tract 8, an Addition to the City of Oak Point, Denton County, according to the Map or Plat thereof recorded in Cabinet W, Pages 834 and 835 of the Plat Records of Denton County, Texas;** and
- (h) All lots and tracts of land situated in **Cross Oaks Ranch Phase 3 - Tract 11, an Addition to the City of Oak Point, Denton County, according to the Map or Plat thereof recorded in Cabinet X, Pages 573 through 576 of the Plat Records of Denton County, Texas.**