

**FIRST SUPPLEMENT TO THE
NOTICE OF FILING OF DEDICATORY INSTRUMENTS FOR
WATTERS CROSSING HOMEOWNERS ASSOCIATION, INC.**
[2nd Amendment to Bylaws- quorum for election of directors]

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

THIS FIRST SUPPLEMENT TO THE NOTICE OF FILING OF DEDICATORY INSTRUMENTS FOR WATTERS CROSSING HOMEOWNERS ASSOCIATION, INC. (this "First Supplement") is made this 14 day of December, 2021, by the Watters Crossing Homeowners Association, Inc. (the "Association").

WITNESSETH:

WHEREAS, Bon Terre-B, LTD., a Texas limited partnership (the "Declarant"), prepared and recorded an instrument entitled "Declaration of Covenants, Conditions and Restrictions for Watters Crossing", recorded on or about June 29, 1993, under Document/Instrument No. 19930629000511700, of the Deed Records of Collin County, Texas (the "Declaration"); and

WHEREAS, the Association is the property owners' association created by the Declarant to manage or regulate the planned development subject to the Declaration, which development is more particularly described in the Declaration; and

WHEREAS, Section 202.006 of the Texas Property Code provides that a property owners' association must file each dedicatory instrument governing the association that has not been previously recorded in the real property records of the county in which the planned development is located; and

WHEREAS, on or about May 26, 2015, the Association filed a Notice of Filing of Dedicatory Instruments for Watters Crossing Homeowners Association, Inc. as Document No. 20150526000609360 of the Real Property Records of Collin County, Texas (the "Notice"); and

WHEREAS, the Association desires to supplement the Notice with the attached dedicatory instrument in the real property records of Collin County, Texas, pursuant to and in accordance with Section 202.006 of the Texas Property Code.

NOW, THEREFORE, the dedicatory instrument attached hereto as **Exhibit "A"** is a true and correct copy of the original and is hereby filed of record in the real property records of Collin County, Texas, in accordance with the requirements of Section 202.006 of the Texas Property Code.

IN WITNESS WHEREOF, the Association has caused this First Supplement to be executed by its duly authorized agent as of the date first above written.

WATTERS CROSSING

HOMEOWNERS ASSOCIATION, INC.
a Texas non-profit corporation

By: Katharine Armstrong
Name: Katharine Armstrong
Its: Secretary

ACKNOWLEDGMENT

STATE OF TEXAS §
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COUNTY OF COLLIN §

BEFORE ME, the undersigned authority, on this day personally appeared Katharine Scott Armstrong, Secretary of Watters Crossing Homeowners Association, Inc., known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that (s)he executed the same for the purposes and consideration therein expressed on behalf of said corporation.

SUBSCRIBED AND SWORN TO BEFORE ME on this 14th day of December, 2021.

Deann Weeks
Notary Public, State of Texas
8-5-2024
My Commission Expires

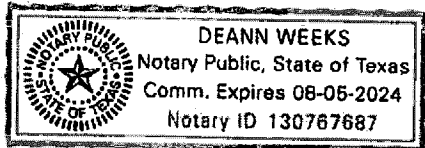


EXHIBIT "A"

Second Amendment to Bylaws of Watters Crossing Homeowners Association, Inc.

**SECOND AMENDMENT TO THE
BYLAWS OF
WATTERS CROSSING HOMEOWNERS ASSOCIATION, INC.
[Quorum for Election of Directors]**

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

THIS SECOND AMENDMENT TO THE BYLAWS OF WATTERS CROSSING HOMEOWNERS ASSOCIATION, INC. (this "Second Amendment") is made as of the 14 day of December, 2021, by the Board of Directors of the **WATTERS CROSSING HOMEOWNERS ASSOCIATION, INC.**, a Texas non-profit corporation (the "Association").

WITNESSETH:

WHEREAS, Bon Terre-B, Ltd., a Texas limited partnership ("Declarant"), recorded the Declaration of Covenants, Conditions and Restrictions for Watters Crossing on or about June 29, 1993, as Document No. 93-0051170 of the Real Property Records of Collin County, Texas (the "Declaration"); and

WHEREAS, the Board of Directors of the Association adopted the Bylaws of Watters Crossing Homeowners Association, Inc. on or about October 10, 1993, which were recorded on or about May 26, 2015, as Document No. 20150526000609360 of the Real Property Records of Collin County, Texas (the "Bylaws"); and

WHEREAS, the Bylaws were amended by the First Amendment to Bylaws of Watters Crossing Homeowners Association, Inc. which was adopted on or about October 9, 1996 and recorded on or about May 26, 2015, as Document No. 20150526000609360 of the Real Property Records of Collin County, Texas (the "First Amendment"); and

WHEREAS, Section 209.00593 of the Texas Property Code provides 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 and that the board of a property owners' association may amend the bylaws of the association to provide for elections to be held as required by Section 209.00593(a) of the Texas Property Code; and

WHEREAS, pursuant to Section 209.00593 of the Texas Property Code, the Board of Directors of the Association has approved of the following amendment to the Bylaws.

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

1. Article III, Section 3.4(b) of the Bylaws is amended by adding a new paragraph to the end of Section 6 to state as follows:

Notwithstanding any provision contained in the Declaration or these Bylaws to the contrary, in order to comply with Section 209.00593 of the Texas Property Code, which is entitled "Election of Board Members," if at the originally called annual meeting the quorum requirements set out above are not attained, the

EXHIBIT
 A

following reduced quorum and procedures will be implemented to provide for the election of directors:

The Secretary will announce that the required quorum of Members was not obtained for the annual meeting of the Members. Immediately after the announcement, and at the same meeting, the quorum for election of the Board of Directors is reduced to those Members present, in person, by proxy, or by absentee/electronic ballot. Except for voting on electing directors, no other business may be conducted at this reconvened election meeting.

- 2. In the event of a conflict between this Second Amendment and any other provision of the Bylaws, this First Amendment shall control.
- 3. Except as modified by the First Amendment and this Second Amendment, the Bylaws shall remain in full force and effect.

IN WITNESS WHEREOF, the undersigned have caused this instrument to be executed on the 14 day of December, 2021

**WATTERS CROSSING
HOMEOWNERS ASSOCIATION, INC.,**
A Texas non-profit corporation

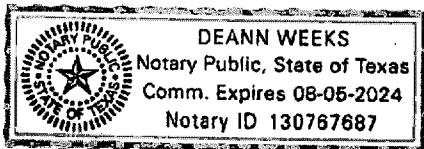
By: Katherine Armstrong
Name: Katherine Armstrong
Its: Secretary

ACKNOWLEDGEMENT

STATE OF TEXAS §
 §
COUNTY OF COLLIN §

BEFORE ME, the undersigned authority, on this day personally appeared Katherine Armstrong Secretary of Watters Crossing Homeowners Association, Inc., known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that (s)he executed the same for the purposes and consideration therein expressed on behalf of said corporation.

SUBSCRIBED AND SWORN TO BEFORE ME on this 14th day of December, 2021.



Deann Weeks
Notary Public, State of Texas

My Commission Expires: 8-5-2024

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