

Mary Louise Nicholson

**SECOND SUPPLEMENT TO THE  
CERTIFICATE AND MEMORANDUM OF RECORDING  
OF DEDICATORY INSTRUMENTS  
FOR  
HARMON RANCH HOMEOWNER'S ASSOCIATION, INC.  
[First Amendment to Bylaws]**

STATE OF TEXAS       §  
                                  §  
COUNTY OF TARRANT §

**KNOW ALL MEN BY THESE PRESENTS:**

**THIS SECOND SUPPLEMENT TO THE CERTIFICATE AND MEMORANDUM OF RECORDING OF DEDICATORY INSTRUMENTS FOR HARMON RANCH HOMEOWNER'S ASSOCIATION, INC. (this "Second Supplement") is made this 15<sup>th</sup> day of January, 2019, by Harmon Ranch Homeowner's Association, Inc. (the "Association").**

**WHEREAS:**

**WHEREAS, BP 200 Fort Worth, L.P., a Texas limited partnership ("Declarant"), recorded the Declaration of Covenants, Conditions, and Restrictions for Harmon Ranch on or about March 29, 2007, as Document No. 20100267 of the Real Property Records of Tarrant County, Texas (the "Declaration"); and**

**WHEREAS, the Association is the property owners' association created by the Declarant to manage and govern the community association established by the Declaration, which association 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 on the real property records of the county in which the development is located; and**

**WHEREAS, on or about December 20, 2013, the Association filed a Certificate and Memorandum of Recording of Dedicatory Instruments for Harmon Ranch Homeowners Association as Document No. D213318859 of the Real Property Records of Tarrant County, Texas (the "Certificate"); and**

**WHEREAS, on or about August 10, 2017, the Association filed a First Supplement to the Certificate and Memorandum of Recording of Dedicatory Instruments for Harmon Ranch Homeowners Association as Document No. D217183888 of the Real Property Records of Tarrant County, Texas (the "First Supplement"); and**

**WHEREAS, the Association desires to again supplement the Certificate with the dedicatory instrument attached hereto as Exhibit "A", 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 Tarrant County, Texas, in accordance with the requirements of Section 202.006 of the Texas Property Code.

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

HARMON RANCH HOMEOWNER'S ASSOCIATION, INC., a Texas non-profit corporation

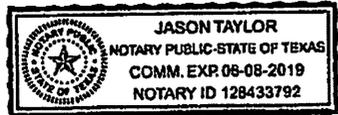
By: George Torres, Jr.  
Name: George Torres, Jr.  
Title: President

ACKNOWLEDGMENT

STATE OF TEXAS  
COUNTY OF TARRANT

BEFORE ME, the undersigned authority, on this day personally appeared George Torres, Jr. of Harmon Ranch Homeowner's Association, Inc., known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed on behalf of said corporation.

SUBSCRIBED AND SWORN TO BEFORE ME on this 15<sup>th</sup> day of January, 2019.



Jason Taylor  
Notary Public, State of Texas  
6/8/19  
My Commission Expires

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Exhibit "A"

First Amendment to the Bylaws of Harmon Ranch Homeowners Association, Inc.

**Unofficial Copy**

**FIRST AMENDMENT TO THE BYLAWS OF  
HARMON RANCH HOMEOWNER'S ASSOCIATION, INC.  
A TEXAS NON-PROFIT CORPORATION**

STATE OF TEXAS            §  
  §        **KNOW ALL PERSONS BY THESE PRESENTS**  
COUNTY OF TARRANT   §

This First Amendment to the Bylaws of the Harmon Ranch Homeowners Association, Inc. (the "Association") was approved by the voting members of the Association at a meeting held on January, 2019, and is effective when filed of record with the Office of the Tarrant County Clerk (the "Effective Date").

**WITNESSETH:**

**WHEREAS**, the corporate affairs of the Association are governed by the Bylaws of Association (the "Bylaws")"; and

**WHEREAS**, pursuant to Article XIV of the Bylaws, the Bylaws may be amended at a duly convened regular or special meeting of the members of the Association by a vote of a majority of the members present, in person or by proxy; and

**WHEREAS**, the amendments to the Bylaws hereinafter set forth were approved by a vote of a majority of the members present in person or by proxy at a duly convened meeting of the members of the Association held on January 10, 2019; and

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

(A) Section 1 of Article IV of the Bylaws is amended to read, in its entirety, as follows:

**Section 1. Number of Directors.** The affairs of the Association shall be governed by a Board of Directors consisting of five (5) Directors. The number of Directors serving on the Board may be increased or decreased by amendment to these Bylaws provided, however, there are no less than three (3) and no more than nine (9) Directors, as provided in the Certificate of Formation.

(B) Section 3 of Article IV of the Bylaws is amended to read, in its entirety, as follows:

**Section 3. Term of Office.** At the first annual meeting, the Members shall elect two Directors for a term of one year, two Directors for a term of two years and one Director for a term of three years; and at each annual meeting thereafter the Members shall elect Directors for a term of three years.

SIGNED this 10 day of January, 2019.

HARMON RANCH HOMEOWNER'S  
ASSOCIATION, INC.

By George Sanchez Jr.  
President

**CERTIFICATION OF APPROVAL**

Being the Secretary of the Harmon Ranch Homeowner's Association, Inc., I hereby certify that the foregoing First Amendment to the Bylaws of the Harmon Ranch Homeowner's Association, Inc. were approved by a vote of a majority of the members, present in person or by proxy, at a duly convened meeting of the members of the Association held on January 10, 2019, and do hereby approve same for recording in the Official Public Records of Tarrant County, Texas.

[Signature]  
Secretary