

AFTER RECORDING, PLEASE RETURN TO:

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

**FOURTEENTH SUPPLEMENTAL  
CERTIFICATE AND MEMORANDUM OF RECORDING OF  
DEDICATORY INSTRUMENTS FOR THE PROPERTY  
OWNERS ASSOCIATION OF LAKE RIDGE**

STATE OF TEXAS           §  
  §  
COUNTY OF DALLAS       §

The undersigned, as attorney for The Property Owners Association of Lake Ridge, 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, hereby states that the dedicatory instrument attached hereto is a true and correct copy of the following:

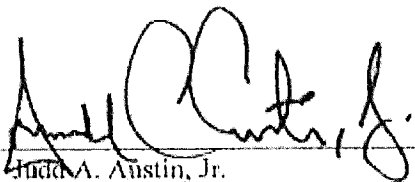
- ***First Amended and Restated Bylaws of the Property Owners Association of Lake Ridge*** (Exhibit "A").

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described on Exhibit B attached hereto are subject to the foregoing dedicatory instrument until amended, modified or rescinded by the Board of Directors.

**IN WITNESS WHEREOF**, the Property Owners Association of Lake Ridge has caused this Fourteenth Supplemental Certificate and Memorandum of Recording of Dedicatory Instrument for the Property Owners Association of Lake Ridge to be recorded, and serves to supplement the

following dedicatory instruments filed as or recorded in: (i) Volume 2000003, Page 04693; (ii) Volume 2002122, Page 00801; (iii) Volume 2003228, Page 06900; (iv) Document No. 20070047396; (v) Document No. 20070350355; (vi) 20070350356; (vii) Document No. 20080134156; (viii) Document No. 20080400148; (ix) Document No. 201100333723; (x) Document No. 201400250309; (xi) Document No. 201700074795; (xii) Document No. 201900046425; (xiii) Document No. 202000189692; (xiv) Document No. 2021-202100007472; and (xv) Document No. 202100112762, all in the Official Public Records of Dallas County, Texas. Exhibit "A" attached hereto shall serve to replace the dedicatory instrument previously filed by the Property Owners Association of Lake Ridge recorded as Document No. 202100112762 in the Official Public Records of Dallas County, Texas.

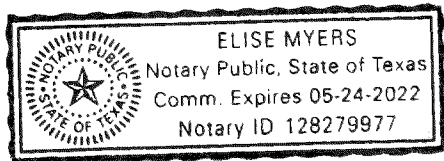
**PROPERTY OWNERS ASSOCIATION  
OF LAKE RIDGE**


By   
Judd A. Austin, Jr.

STATE OF TEXAS           §  
  §  
COUNTY OF DALLAS       §

BEFORE ME, the undersigned Notary Public, on this day personally appeared Judd A. Austin, Jr., attorney for the Property Owners Association of Lake Ridge, 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 22<sup>nd</sup> day of October, 2021.



  
Notary Public, State of Texas

# EXHIBIT A

## **FIRST AMENDED AND RESTATED BYLAWS OF THE PROPERTY OWNERS ASSOCIATION OF LAKE RIDGE**

### **Article I Registered Office**

**1.01** The location of the registered office of the Corporation shall be determined by the Board of Directors. The name and registered agent of the Corporation shall be determined by the Board of Directors and reflected in the records for the Corporation maintained by the office of the Texas Secretary of State.

### **Article II Definitions**

**2.01**

- (A) LAKE RIDGE SUBDIVISION: Those lots, tracts or parcels of real property included in any section of the LAKE RIDGE SUBDIVISION, as such sections are shown by the plats filed of record among the Plat Records of Dallas or Ellis Counties, Texas.
- (B) MEMBERS:
- (1) Ownership of each lot in LAKE RIDGE SUBDIVISION shall entitle the owner thereof to one membership in the Corporation; and
  - (2) For purposes of these provisions, those persons who have purchased any of the lots in LAKE RIDGE SUBDIVISION under the provisions of any Contracts of Sale and Purchase with the Veterans Land Board of the State of Texas shall be considered as "members" of the Corporation, and the State of Texas shall not be considered as a member of the Corporation.

### **Article III Members Meetings**

**3.01** All meetings of the members shall be held at any place within Dallas or Ellis Counties as designated for that purpose from time to time by the Board of Directors.

**3.02** Annual Meeting of the Members. The annual meetings of the members shall be held during the first quarter of each calendar year at the time and date as determined by the Board of Directors.

**3.03** Notice of Meetings. Notice of the meeting, stating the place, date, and hour of the meeting, and in the case of a special meeting, the purpose or purposes for which the meeting is called, shall be given in writing to each member at least ten (10) but not more than fifty (50) days before the date of the meeting either personally, by electronic mail, by mail or other means of written communication including a newsletter, or a combination thereof, addressed to the member at their address or electronic mail address appearing on the books of the Corporation or given by the member to the Corporation for the purposes of notice. Each member is solely responsible for maintaining an updated electronic mail address with the Corporation. Notice of adjourned meetings is not necessary unless the meeting is adjourned for thirty (30) days or more, in which case notice of the adjourned meetings shall be given as in the case of any other meeting of the members.

**3.04** Special meetings. Special meetings of the members for any purpose or purposes whatsoever may be called at any time by the President or by any two or more directors. Any special meeting must be called for specific purposes, which purposes shall be identified in the call of the meeting and notice of the meeting.

**3.05 Quorum.** The presence of ten percent (10%) of the members constitutes a quorum for transaction of business. Once the presence of quorum has been confirmed, business may continue despite any failure to maintain quorum during the remainder of the meeting.

**3.06 Voting.** Only persons listed as members on the date of the meeting shall be entitled to vote at such meeting. Votes shall be apportioned by lots, i.e., each lot shall be entitled to one vote and, therefore, if any voting member owns two or more lots, he or she shall be entitled to the same number of votes as he or she shall own lots. There shall be no fractional voting, but rather, if a lot is owned by two or more persons, that lot shall be entitled to only one vote and shall not be entitled to split that vote. Should a lot be owned by an entity other than a natural person, that entity must, in writing, designate a natural person to be the voting member of the Corporation. At all meetings of members, each member may vote in person or by proxy or electronic ballot. An electronic ballot:

- (1) may be counted as a member present and voting for the purpose of establishing a quorum only for items appearing on the ballot;
- (2) may not be counted if the member attends the meeting and votes in person; and
- (3) may not be counted on the final vote of a proposal if the motion is amended at the meeting to be different from the exact language on the absentee or electronic ballots. Voting for directors does not constitute a "proposal" under the preceding limitation. All proxies shall be in writing, signed by the member or their duly authorized attorney-in-fact, dated and filed with the Secretary or such other person as may be designated by the Board before the appointed time of such meeting. Every proxy shall be revocable and shall automatically cease upon conveyance by the member of such member's lot, or upon receipt of notice by the Secretary of the death or judicially declared incompetence of a member, or of written revocation, or upon the expiration of eleven (11) months from the date of the proxy. A form of proxy or written ballot may provide an opportunity to specify approval or disapproval with respect to any proposal.

If multiple ballots are received from the owner(s) of the same lot on the same ballot item, the ballot received on a date which is closest to the meeting for which the ballot was cast or the deadline to cast ballots shall replace any ballots received earlier.

**3.07 Presiding officer.** All meetings of the membership shall be presided by the President of the Corporation or, if the President is absent or unable or refuses to act, by the Vice-President, and should be conducted in accordance with Rules of Procedure adopted by the Board of Directors.

#### **Article IV Board of Directors**

**4.01** The management of the Corporation shall be vested in a Board of Directors consisting of seven (7) directors, which Board shall have the full power and authority to carry out the purposes of the Corporation and to do any and all lawful acts necessary and profitable thereto as are not expressly reserved to the members under these Bylaws, the Declaration or the Articles of Incorporation. The powers of the Corporation shall be exercisable by the Board of Directors or under its authority, and the action of the President of the Corporation shall be controlled by the Board of Directors, subject, however, to such limitations as are imposed by law, the Articles of Incorporation, or these Bylaws as to the actions to be authorized or approved by the members. The Board of Directors may, by contract or otherwise, give general or limited special power and authority to the officers and employees of the Corporation to transact the general business, or any special business of the Corporation, and may give powers of attorney to agents of the Corporation to transact any special business required by such authorization.

**4.02** The directors must be members of the Corporation. No decrease in the number of directors by

amendment of these Bylaws or otherwise shall have the effect of shortening the term of any incumbent director. Any directorship to be filled by reason of an increase in the number of the directors by amendment of these Bylaws or otherwise shall be filled by election at an annual meeting or at a special meeting of the members called for that purpose.

**4.03** The directors shall be elected at an annual meeting or at a special meeting of the members called for that purpose and shall hold office until their respective successors are elected or until their deaths, resignations, or removal. At the first election of directors following the adoption of these Bylaws, the members shall elect directors as follows for the purposes of implementing staggered terms for director positions:

- a. two (2) directors shall be elected for a term of three (3) years;
- b. three (3) directors shall be elected for a term of two (2) years; and
- c. the two (2) incumbent directors shall serve out the remainder of their then-current terms.

The first election of directors following the adoption of these Bylaws shall implement the staggered terms under a., b., and c. above. The election of directors for staggered terms shall not act to shorten or interrupt the term of any incumbent director. At each annual meeting following the implementation of staggered terms as provided above, successors shall be elected to fill the vacancies caused by expiration of the respective terms and each director elected shall serve a term of three (3) years. Election of directors shall be by written or electronic ballot, to include voting by validly executed proxies pursuant to Section 3.06 of these Bylaws. In the case of a tie vote, members present at the meeting shall cast a second written or electronic ballot vote only for those candidates who received the tie vote. Any validly executed directed proxy specifying the vote for a specific candidate shall also be recounted in tabulating the second vote to break the tie. In the case of a continued tie vote between two candidates as result of the tie-breaking vote, the incumbent Board of Directors will vote in an attempt to break the tie vote. The Board of Directors may promulgate and enforce rules and regulations governing the nomination and election of directors. Any director may resign effective upon giving written notice to the President, the Secretary, or the Board of Directors, unless the notice specifies a later time for the effectiveness of such resignation. Acceptance of the resignation by the Board of Directors shall not be necessary to make the resignation effective.

#### **4.04**

- (a) Vacancies of positions on the Board of Directors created by death, resignation or removal may be filled by a vote of a majority of the remaining directors, or by the sole remaining director. Any director appointed by the Board to fill a vacancy shall serve until the next regularly scheduled election. At such regularly scheduled election (i) a director shall be elected by the members to fill the remainder of the vacated term temporarily filled by the appointed director.
- (b) The members may elect a director at any time to fill any vacancy not filled by directors.
- (c) The entire Board of Directors or any individual director may be removed from office with or without cause by a vote of the majority of the members at any regular or special meeting of the members.
- (d) A Board member shall be removed from the Board automatically for excess absences from the Board if he or she has three unexcused absences from Board meetings in a year.
  - (i) The Board shall determine when a member has had three unexcused absences. In the event a Director is determined by a majority of the Directors present at a meeting to have had three or more unexcused absences, the Board shall so note during executive session. Once such determination is made, the former Director is no longer a member of the Board.
  - (ii) An "unexcused absence" is any absence (A) in excess of two absences; or (B) for which the Director does not give notice and a good faith reason for absence to the Board President in advance of the meeting missed.
- (e) A Board member may be removed for other reasons by a three-fourths vote of the remaining directors.

**4.05** All meetings of the Board of Directors shall be held any place within Dallas or Ellis Counties as designated for that purpose from time to time by the Board of Directors. Regular meetings of the Board of Directors shall be held at such times as directors may determine. Members, including directors, shall be given notice of the date, hour, place and general subject of a regular or special meeting, including a general description of any matter to be brought up for deliberation in executive session. The notice shall be: (1) mailed to each member not later than the 10th day or earlier than the 60th day before the date of the meeting; or (2) provided at least 144 hours before the start of the meeting by: (A) posting the notice in a conspicuous manner reasonably designed to provide notice to the members; (i) in a place located on the Corporation's Common Area, or, with consent, on other conspicuously located privately owned property within the LAKE RIDGE SUBDIVISION; or (ii) on any Internet website maintained by the Corporation; and (B) sending the notice by email to each member who has registered an electronic mail address with the Corporation. It is the Members' obligation and duty to ensure that the Corporation has their most updated and current electronic mail address registered with the Corporation.

**4.06** Special meetings of the Board of Directors for any purpose shall be called at any time by the President, or if the President is absent or unable or refuses to act, by the Vice-President or by any two directors. Notice of special meetings shall be given as provided in Section 4.05.

**4.07** A majority of the authorized number of directors shall be necessary to constitute a quorum for the transaction of business, except to adjourn as hereinafter provided. Every act or decision done or made by the majority of directors present shall be regarded as an act of the Board of Directors, unless a greater number is required by law or by the Articles of Incorporation.

**4.08** Members of the Board or any committee may participate in a meeting of the Board or committee by means of telephone conference or electronic communications system or equipment, through which all persons participating in the meeting can simultaneously communicate with one another. Participation in a meeting pursuant to this Section shall constitute presence in person at such meeting. The Board may meet without notice to the members under Section 4.05 or take action without a meeting by a majority vote of all directors. Any action taken without notice to the members or without a meeting shall be summarized orally and documented in the minutes of the next regular or special meeting of the Board. The Board may not, however, consider or vote on matters enumerated in Section 209.0051 (h) of the Texas Property Code, as amended, unless done at a meeting for which notice was provided to the members as required by statute.

**4.09** A quorum of the directors may adjourn any meeting of the directors to meet again at a stated hour on a stated day. If the Board adjourns the meeting to the following regular business day, the board is not required to give notice to the members under Section 4.05. If the meeting is adjourned to any day other than the following regular business day, the Board must give notice to members under Section 4.05.

**4.10** The President, or in the President's absence, any director selected by the directors present, shall preside at meeting of the Board of Directors. The Secretary of the Corporation or, in the Secretary's absence, any person appointed by the presiding officer, shall act as Secretary of the Board of Directors.

**4.11** The Board of Directors may authorize the Corporation to pay expenses, including defense costs, incurred by, or to satisfy a judgment or fine rendered or levied against, present or former Directors, officers, or employees of this Corporation as provided in Chapter 7 of the Texas Business Organizations Code.

**4.12** Subject to the provisions of Section 4.08 and existing law, all meetings of the Board shall be open to all members, but members other than directors may not participate in a discussion or deliberation unless

permission to speak is requested on their behalf by a director. In such cases, the President may limit the time any member may speak. Notwithstanding the above, the President may adjourn any meeting of the Board and reconvene in executive session, excluding members, to discuss matters of a sensitive nature including, but not limited to, pending or threatened litigation, personnel matters, or matters that are to remain confidential by request of the affected parties and agreement of the Board. The general nature of any business to be considered in executive session must first be announced at the open meeting.

#### 4.13

(a) Nothing in this Section shall prevent the Corporation from reimbursing any officer or director for actual expenses incurred by such director or officer in the performance of their duties.

(b) The Corporation may enter into an enforceable contract with a current Board member, a person related to a current Board member within the third degree by consanguinity or affinity, as determined under Chapter 573 of the Texas Government Code, a company in which a current Board member has a financial interest in at least 51 percent of profits, or a company in which a person related to a current Board member within the third degree by consanguinity or affinity, as determined under Chapter 573 of the Texas Government Code, has a financial interest in at least 51 percent of profits **only if the following conditions are satisfied:**

- (1) the Board member, relative, or company bids on the proposed contract and the Corporation has received at least two other bids for the contract from persons not associated with the Board member, relative, or company, if reasonably available in the community;
- (2) the Board member:
  - (A) is not given access to the other bids;
  - (B) does not participate in any Board discussion regarding the contract; and
  - (C) does not vote on the award of the contract;
- (3) the material facts regarding the relationship or interest with respect to the proposed contract are disclosed to or known by the Board and the Board, in good faith and with ordinary care, authorizes the contract by an affirmative vote of the majority of the Board members who do not have an interest governed by this subsection; and
- (4) the Board certifies that the other requirements of this subsection have been satisfied by a written resolution approved by an affirmative vote of the majority of the Board members who do not have an interest governed by this subsection.

### **Article V Officers**

**5.01** The officers of the Corporation shall be a President, a Vice President, a Secretary, a Treasurer, and such assistants and other officers as the Board of Directors shall from time to time determine. Any two offices, other than President and Secretary, may be held by one person. All officers shall be elected by and hold office at the pleasure of the Board of Directors, which shall fix the tenure of all officers.

**5.02** The officers of the Corporation shall have the power and duties generally ascribed to the respective offices, and such additional authority or duty as may from time to time be established by the Board of Directors.

### **Article VI Execution of Instruments**

**6.01** The Board of Directors may, in its discretion, authorize an officer or officers, the community manager

or legal counsel for the Corporation, to execute any corporate instrument or document, or to sign the Corporation name without limitation, except where otherwise provided by law, and such execution or signature shall be binding on the Corporation.

## **Article VII Miscellaneous**

**7.01** The Board of Directors, on behalf of the Corporation, shall have the authority to employ such agents or employees as the Board of Directors shall deem appropriate for carrying out the purposes of the Corporation.

**7.02** The Board of Directors shall have discretion over the disposition of any and all assessments paid as provided for in any of the covenants, conditions and restrictions imposed on any lot in the LAKE RIDGE SUBDIVISION. Subject to the approval of the majority of voting members at a meeting of the membership duly convened, the Board Directors may increase or decrease the assessments described in the covenants, conditions and restrictions affecting a lot of the LAKERIDGE SUBDIVISION as shown by recorded instruments filed for record in Dallas or Ellis Counties. In addition to the foregoing, the Board of Directors is authorized to present to the members for approval, by a majority of those members present a meeting of the membership duly convened, a community enhancement fee designated for improvement, maintenance or beautification of the LAKE RIDGE SUBDIVISION, as determined by the Board in its sole and absolute discretion. The amount of the community enhancement fee, the number of years the fee will be in effect and whether such fee is to be paid on an annual, semi-annual or quarterly basis shall be approved by the members. Each lot in the LAKE RIDGE SUBDIVISION shall be subject to the community enhancement fee; provided, however, if an Owner owns more than one lot in the LAKE RIDGE SUBDIVISION, such Owner shall pay only twice the per lot community enhancement fee no matter how many lots are owned (the "*multi-lot credit*"). Notwithstanding the foregoing, the multi-lot credit shall only be applied with regards to the total number of lots owned by the same Owner as of October 2, 2014. The multi-lot credit shall not apply to any lots purchased by an Owner following October 2, 2014. Any lot purchase following October 2, 2014 shall be subject to the community enhancement fee without exception. Any community enhancement fee not paid within thirty (30) days after the date shall bear interest at the same rate set forth in the Declarations for the LAKE RIDGE SUBDIVISION, and shall be subject to the same collection procedures set forth in any Collection Policy adopted by the Board.

**7.03** The Board of Directors shall have the authority to appoint such committees to assist it in the management of the Corporation as it shall deem appropriate, and to appoint to such committees either members or non-members of the Corporation. Individuals serving on a committee who are non-members of the Corporation shall have no voting rights with respect to matters of the committee. Such committees shall be of such number and serve such functions as the Board of Directors may determine; however, there shall always be created an Architectural Control Committee as is described in the covenants, conditions and restrictions affecting the lots of the LAKE RIDGE SUBDIVISION as shown by recorded instruments in Dallas and Ellis Counties, Texas. Further, there will always be created a separate committee for each gated community or subassociation which shall have the sole power and authority to govern and control issues that are unique to such gated communities or subassociations.

**7.04** The day-to-day affairs and operations of the Corporation shall be managed by an independent third-party who is recognized to provide professional management services to property owners associations in the State of Texas. The professional management company or managing agent shall act at the direction of the Board of Directors of the Corporation. The engagement of professional management shall be evidenced by a written agreement entered into by and between the managing agent and the Corporation, as approved by the Board of Directors, detailing the tasks and responsibilities to be performed on behalf of the Corporation as the Corporation's managing agent. The Board of Directors has the sole discretion to determine who shall act as the Corporation's management company and/or managing agent. The Corporation shall be



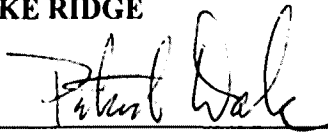
professionally managed in accordance with and as provided in this Section 7.04 until such time as no less than a majority of all the votes of the Corporation, at a special meeting of the Corporation duly called for that purpose, vote for the Corporation to self-manage and not use the services of a professional management company as provided herein. Any vote to self-manage shall not serve to abrogate the terms of any existing management agreement entered into by the Corporation. Notwithstanding anything contained in the By-laws to the contrary, this Section 7.04 may not be amended, modified, canceled, or terminated without the vote of a majority of all the votes of the Corporation at a special meeting of the Members of the Corporation duly called for that purpose.

7.05 Any and all funds of the Corporation shall be deposited in the bank accounts owned by the Corporation. All demand withdrawal instruments and checks on such bank accounts shall bear the signatures of at least two authorized persons, the identity of whom shall be determined by the Board of Directors, and who may or may not be members of the Corporation.

7.06 All books and records provided for by statute shall be open to inspection by the members at any reasonable time.

7.07 The power to alter, amend, or repeal these Bylaws is vested in the Board of Directors, subject to repeal or change by the action of the members at a members meeting.

**PROPERTY OWNERS ASSOCIATION OF  
LAKE RIDGE**

By:   
Patrick Dale, President

**CERTIFICATION OF AMENDMENT TO BY-LAWS**

I, Matthew McGruder, the duly-elected Secretary of the Property Owners Association of Lake Ridge do hereby certify:

That this First Amended and Restated Bylaws of the Property Owners Association of Lake Ridge, as evidenced by the records and minutes of the meeting of the Board of Directors held on July 20, 2021, was approved by a majority of the members of the Board of Directors, and that the same does now constitute the Bylaws for the Property Owners Association of Lake Ridge.

  
Matthew McGruder, Secretary

## **EXHIBIT B**

**All lots, tracts or parcels of real property known as LAKE RIDGE AT JOE POOL LAKE, SECTION ONE, an Addition to the City of Cedar Hill, Dallas County, Texas, according to the Map or Plat thereof recorded in Volume 95011, Page 3439 of the Map or Plat Records of Dallas County, Texas.**

**All lots tracts or parcels of real property known as LAKE RIDGE AT JOE POOL LAKE, SECTION TWO, an Addition to the City of Cedar Hill, Dallas County, Texas, according to the Map or Plat thereof recorded in Volume 95157, Page 00974 of the Map or Plat Records of Dallas County, Texas.**

**All lots tracts or parcels of real property known as LAKE RIDGE AT JOE POOL LAKE, SECTION THREE, an Addition to the City of Cedar Hill, Dallas County, Texas, according to the Map or Plat thereof recorded in Volume 96018, Page 1588 of the Map or Plat Records of Dallas County, Texas.**

**All lots tracts or parcels of real property known as LAKE RIDGE SECTION 4 - PHASE 1, (The Fountains of Lake Ridge), an Addition to the City of Cedar Hill, Dallas County, Texas, according to the Map or Plat thereof recorded in Volume 2002047, Page 00867 of the Map or Plat Records of Dallas County, Texas.**

**All lots tracts or parcels of real property known as LAKE RIDGE SECTION 4 - PHASE 2, (The Fountains of Lake Ridge), an Addition to the City of Cedar Hill, Dallas County, Texas, according to the Map or Plat thereof recorded in Volume 2003014, Page 00108 of the Map or Plat Records of Dallas County, Texas.**

**All lots tracts or parcels of real property known as LAKE RIDGE AT JOE POOL LAKE, SECTION FIVE, an Addition to the City of Cedar Hill,**

**Dallas County, Texas, according to the Map or Plat thereof recorded in Volume 96133, Page 00501 of the Map or Plat Records of Dallas County, Texas.**

**All lots tracts or parcels of real property known as LAKE RIDGE, SECTION SIX - PHASE 1, (The Bluffs of Lake Ridge) an Addition to the City of Cedar Hill, Dallas County, Texas, according to the Map or Plat thereof recorded in Volume 98070, Page 00011 of the Map or Plat Records of Dallas County, Texas.**

**All lots tracts or parcels of real property known as LAKE RIDGE, SECTION SIX - PHASE II (The Bluffs of Lake Ridge), an Addition to the City of Cedar Hill, Dallas County, Texas, according to the Map or Plat thereof recorded in Volume 98144, Page 00859 of the Map or Plat Records of Dallas County, Texas.**

**All lots tracts or parcels of real property known as LAKE RIDGE AT JOE POOL LAKE, SECTION 7 - PHASE I, an Addition to the City of Cedar Hill, Dallas County, Texas, according to the Map or Plat thereof recorded in Volume 98251, Page 00013 of the Map or Plat Records of Dallas County, Texas.**

**All lots tracts or parcels of real property known as LAKE RIDGE AT JOE POOL LAKE, SECTION 7 - PHASE II, (The Hills of Lake Ridge) an Addition to the City of Cedar Hill, Dallas County, Texas, according to the Map or Plat thereof recorded in Volume 99062, Page 00068 of the Map or Plat Records of Dallas County, Texas.**

**All lots tracts or parcels of real property known as LAKE RIDGE AT JOE POOL LAKE, SECTION 7 - PHASE III, an Addition to the City of Cedar Hill, Dallas County, Texas, according to the Map or Plat thereof recorded in Volume 2001020, Page 02735 of the Map or Plat Records of Dallas County, Texas.**

**All lots tracts or parcels of real property known as LAKE RIDGE AT JOE POOL LAKE, SECTION EIGHT, an Addition to the City of Cedar Hill, Dallas County, Texas, according to the Map or Plat thereof recorded in Volume 96224, Page 1037 of the Map or Plat Records of Dallas County, Texas.**

**All lots tracts or parcels of real property known as LAKE RIDGE AT JOE POOL LAKE, SECTION 9 - PHASE ONE, an Addition to the City of Cedar Hill, Dallas County, Texas, according to the Map or Plat thereof recorded in Volume 2002041, Page 01521 of the Map or Plat Records of Dallas County, Texas.**

**All lots tracts or parcels of real property known as LAKE RIDGE AT JOE POOL LAKE, SECTION 9 - PHASE TWO, an Addition to the City of Cedar Hill, Dallas County, Texas, according to the Map or Plat thereof recorded in Volume 2002139, Page 00007 of the Map or Plat Records of Dallas County, Texas.**

**All lots tracts or parcels of real property known as LAKE RIDGE AT JOE POOL LAKE, SECTION 10-I-A, an Addition to the City of Cedar Hill, Dallas County, Texas, according to the Map or Plat thereof recorded in Volume 97094, Page 00001 of the Map or Plat Records of Dallas County, Texas.**

**All lots tracts or parcels of real property known as LAKE RIDGE AT JOE POOL LAKE, SECTION 10-I-B, an Addition to the City of Cedar Hill, Dallas County, Texas, according to the Map or Plat thereof recorded in Volume 97125, Page 0440 of the Map or Plat Records of Dallas County, Texas.**

**All lots tracts or parcels of real property known as LAKE RIDGE AT JOE POOL LAKE, SECTION 10-II, an Addition to the City of Cedar Hill, Dallas County, Texas, according to the Map or Plat thereof recorded in Volume 97131, Page 0001 of the Map or Plat Records of Dallas County, Texas.**

**All lots tracts or parcels of real property known as LAKE RIDGE AT JOE POOL LAKE, SECTION 11, an Addition to the City of Cedar Hill, Dallas County, Texas, according to the Map or Plat thereof recorded in Volume 97218, Page 00686 of the Map or Plat Records of Dallas County, Texas.**

**All lots tracts or parcels of real property known as LAKE RIDGE AT JOE POOL LAKE, SECTION 12, an Addition to the City of Cedar Hill, Dallas County, Texas, according to the Map or Plat thereof recorded in Volume 98043, Page 00091 of the Map or Plat Records of Dallas County, Texas.**

**All lots tracts or parcels of real property known as LAKE RIDGE AT JOE POOL LAKE, SECTION 13, an Addition to the City of Cedar Hill, Dallas County, Texas, according to the Map or Plat thereof recorded in Volume 99043, Page 00014 of the Map or Plat Records of Dallas County, Texas.**

**All lots tracts or parcels of real property known as LAKE RIDGE AT JOE POOL LAKE, SECTION 15, PHASE I, an Addition to the City of Cedar Hill, Dallas County, Texas, according to the Map or Plat thereof recorded in Volume 2000015, Page 00504 of the Map or Plat Records of Dallas County, Texas.**

**All lots tracts or parcels of real property known as LAKE RIDGE AT JOE POOL LAKE, SECTION 15, PHASE II, an Addition to the City of Cedar Hill, Dallas County, Texas, according to the Map or Plat thereof recorded in Volume 2000229, Page 00018 of the Map or Plat Records of Dallas County, Texas.**

**All lots tracts or parcels of real property known as LAKE RIDGE AT JOE POOL LAKE, SECTION 15, PHASE III, an Addition to the City of Cedar Hill, Dallas County, Texas, according to the Map or Plat thereof**

recorded in Volume 2000099, Page 04104 of the Map or Plat Records of Dallas County, Texas.

All lots tracts or parcels of real property known as LAKE RIDGE AT JOE POOL LAKE, SECTION 16, an Addition to the City of Cedar Hill, Dallas County, Texas, according to the Map or Plat thereof recorded in Volume 2000188, Page 02944 of the Map or Plat Records of Dallas County, Texas.

All lots tracts or parcels of real property known as LAKE RIDGE AT JOE POOL LAKE, SECTION 17 - PHASE II, an Addition to the City of Cedar Hill, Dallas County, Texas, according to the Map or Plat thereof recorded in Volume 2001157, Page 29 of the Map or Plat Records of Dallas County, Texas.

All lots tracts or parcels of real property known as LAKE RIDGE AT JOE POOL LAKE, SECTION 18-A, PHASE I, an Addition to the City of Cedar Hill, Dallas County, Texas, according to the Map or Plat thereof recorded in Volume 2004107, Page 00036 of the Map or Plat Records of Dallas County, Texas.

All lots tracts or parcels of real property known as LAKE RIDGE AT JOE POOL LAKE, SECTION 18-A, PHASE II, an Addition to the City of Cedar Hill, Dallas County, Texas, according to the Map or Plat thereof recorded in Volume 2004156, Page 00016 of the Map or Plat Records of Dallas County, Texas.

All lots tracts or parcels of real property known as LAKE RIDGE AT JOE POOL LAKE, SECTION 18-A, PHASE III, an Addition to the City of Cedar Hill, Dallas County, Texas, according to the Map or Plat thereof recorded in Volume 2004156, Page 0014 of the Map or Plat Records of Dallas County, Texas.

All lots tracts or parcels of real property known as LAKE RIDGE AT JOE POOL LAKE, SECTION 18-B, an Addition to the City of Cedar Hill,

**Dallas County, Texas, according to the Map or Plat thereof recorded in Volume 2005165, Page 00030 of the Map or Plat Records of Dallas County, Texas.**

**All lots tracts or parcels of real property known as LAKE RIDGE AT JOE POOL LAKE, SECTION 19, an Addition to the City of Cedar Hill, Dallas County, Texas, according to the Map or Plat thereof recorded as Instrument No. 200600428697 in the Map or Plat Records of Dallas County, Texas.**

**All lots tracts or parcels of real property known as LAKE RIDGE AT JOE POOL LAKE, SECTION 20, (The Sanctuary of Lake Ridge) an Addition to the City of Cedar Hill, Dallas County, Texas, according to the Map or Plat thereof recorded as Instrument No. 200600428697 in the Map or Plat Records of Dallas County, Texas; and thereof corrected by Certificate of Correction thereof recorded as Instrument No. 20070442207 in the Map or Plat Records of Dallas County, Texas.**

**All lots tracts or parcels of real property known as LAKE RIDGE AT JOE POOL LAKE, SECTION 21, an Addition to the City of Cedar Hill, Dallas County, Texas, according to the Map or Plat thereof recorded in Volume 2002163, Page 00017 of the Map or Plat Records of Dallas County, Texas; and thereof corrected by Certificate of Correction thereof recorded in Volume 2002183, Page 315 of the Map or Plat Records of Dallas County, Texas.**

**Dallas County  
John F. Warren  
Dallas County Clerk**

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**Instrument Number:** 202100318601

eRecording - Real Property

Recorded On: October 25, 2021 10:35 AM

Number of Pages: 16

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**" Examined and Charged as Follows: "**

Total Recording: \$82.00

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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: 202100318601  
Receipt Number: 20211022001059  
Recorded Date/Time: October 25, 2021 10:35 AM  
User: Detrick R  
Station: CC24

**Record and Return To:**

Simplifile



**STATE OF TEXAS  
COUNTY OF DALLAS**

**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 Dallas County, Texas.**

John F. Warren  
Dallas County Clerk  
Dallas 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

**FOURTEENTH SUPPLEMENTAL CERTIFICATE AND  
MEMORANDUM OF RECORDING OF DEDICATORY INSTRUMENTS  
FOR THE PROPERTY OWNERS ASSOCIATION OF LAKE RIDGE**

STATE OF TEXAS           §  
  §  
COUNTY OF ELLIS       §

The undersigned, as attorney for The Property Owners Association of Lake Ridge, 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, hereby states that the dedicatory instrument attached hereto is a true and correct copy of the following:

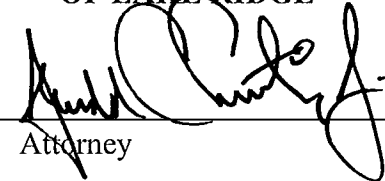
- ***First Amended and Restated Bylaws of the Property Owners Association of Lake Ridge*** (Exhibit "A").

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, modified or rescinded by the Board of Directors.

**IN WITNESS WHEREOF**, the Property Owners Association of Lake Ridge has caused this Fourteenth Supplemental Certificate and Memorandum of Recording of Dedicatory Instrument for the Property Owners Association of Lake Ridge to be filed of record with the Office of the Ellis

County Clerk, as well as the dedicatory instruments recorded in: (i) Volume 1861, Page 1737; (ii) Volume 1991, Page 0637; (iii) Volume 2089, Page 2488; (iv) Volume 2340, Page 2074; (v) Volume 2340, Page 2098; (vi) Volume 2340, Page 2116; (vii) Volume 2382, Page 306; (viii) Volume 2426, Page 2293; (ix) Volume 2603, Page 1712; (x) Volume 2668, Page 307; (xi) Volume 2793, Page 656; (xii) as Instrument No. 1707468; (xiii) as Instrument No. 1905778; (xiv) as Instrument No. 2024590; (xv) as Instrument No. 2103354; and (xvi) as Instrument No. 2120123, all in the Official Public Records of Ellis County, Texas. Exhibit "A" attached hereto shall serve to replace the dedicatory instrument previously filed by the Property Owners Association of Lake Ridge recorded as Instrument No. 2120123 in the Official Public Records of Ellis County, Texas.

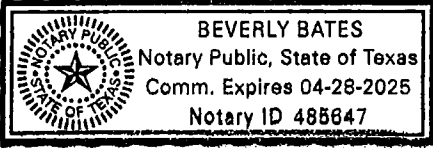
**PROPERTY OWNERS ASSOCIATION  
OF LAKE RIDGE**


By:   
Its: Attorney

STATE OF TEXAS           §  
  §  
COUNTY OF DALLAS       §

BEFORE ME, the undersigned Notary Public, on this day personally appeared Judd A. Austin, Jr., attorney for the Property Owners Association of Lake Ridge, 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 22<sup>nd</sup> day of October, 2021.



  
Notary Public, State of Texas

**FIRST AMENDED AND RESTATED BYLAWS OF  
THE PROPERTY OWNERS ASSOCIATION OF LAKE RIDGE**

**Article I  
Registered Office**

**1.01** The location of the registered office of the Corporation shall be determined by the Board of Directors. The name and registered agent of the Corporation shall be determined by the Board of Directors and reflected in the records for the Corporation maintained by the office of the Texas Secretary of State.

**Article II  
Definitions**

**2.01**

(A) LAKE RIDGE SUBDIVISION: Those lots, tracts or parcels of real property included in any section of the LAKE RIDGE SUBDIVISION, as such sections are shown by the plats filed of record among the Plat Records of Dallas or Ellis Counties, Texas.

(B) MEMBERS:

- (1) Ownership of each lot in LAKE RIDGE SUBDIVISION shall entitle the owner thereof to one membership in the Corporation; and
- (2) For purposes of these provisions, those persons who have purchased any of the lots in LAKE RIDGE SUBDIVISION under the provisions of any Contracts of Sale and Purchase with the Veterans Land Board of the State of Texas shall be considered as "members" of the Corporation, and the State of Texas shall not be considered as a member of the Corporation.

**Article III  
Members Meetings**

**3.01** All meetings of the members shall be held at any place within Dallas or Ellis Counties as designated for that purpose from time to time by the Board of Directors.

**3.02** Annual Meeting of the Members. The annual meetings of the members shall be held during the first quarter of each calendar year at the time and date as determined by the Board of Directors.

**3.03** Notice of Meetings. Notice of the meeting, stating the place, date, and hour of the meeting, and in the case of a special meeting, the purpose or purposes for which the meeting is called, shall be given in writing to each member at least ten (10) but not more than fifty (50) days before the date of the meeting either personally, by electronic mail, by mail or other means of written communication including a newsletter, or a combination thereof, addressed to the member at their address or electronic mail address appearing on the books of the Corporation or given by the member to the Corporation for the purposes of notice. Each member is solely responsible for maintaining an updated electronic mail address with the Corporation. Notice of adjourned meetings is not necessary unless the meeting is adjourned for thirty (30) days or more, in which case notice of the adjourned meetings shall be given as in the case of any other meeting of the members.

**3.04** Special meetings. Special meetings of the members for any purpose or purposes whatsoever may be called at any time by the President or by any two or more directors. Any special meeting must be called for specific purposes, which purposes shall be identified in the call of the meeting and notice of the meeting.

**3.05 Quorum.** The presence of ten percent (10%) of the members constitutes a quorum for transaction of business. Once the presence of quorum has been confirmed, business may continue despite any failure to maintain quorum during the remainder of the meeting.

**3.06 Voting.** Only persons listed as members on the date of the meeting shall be entitled to vote at such meeting. Votes shall be apportioned by lots, i.e., each lot shall be entitled to one vote and, therefore, if any voting member owns two or more lots, he or she shall be entitled to the same number of votes as he or she shall own lots. There shall be no fractional voting, but rather, if a lot is owned by two or more persons, that lot shall be entitled to only one vote and shall not be entitled to split that vote. Should a lot be owned by an entity other than a natural person, that entity must, in writing, designate a natural person to be the voting member of the Corporation. At all meetings of members, each member may vote in person or by proxy or electronic ballot. An electronic ballot:

- (1) may be counted as a member present and voting for the purpose of establishing a quorum only for items appearing on the ballot;
- (2) may not be counted if the member attends the meeting and votes in person; and
- (3) may not be counted on the final vote of a proposal if the motion is amended at the meeting to be different from the exact language on the absentee or electronic ballots. Voting for directors does not constitute a "proposal" under the preceding limitation. All proxies shall be in writing, signed by the member or their duly authorized attorney-in-fact, dated and filed with the Secretary or such other person as may be designated by the Board before the appointed time of such meeting. Every proxy shall be revocable and shall automatically cease upon conveyance by the member of such member's lot, or upon receipt of notice by the Secretary of the death or judicially declared incompetence of a member, or of written revocation, or upon the expiration of eleven (11) months from the date of the proxy. A form of proxy or written ballot may provide an opportunity to specify approval or disapproval with respect to any proposal.

If multiple ballots are received from the owner(s) of the same lot on the same ballot item, the ballot received on a date which is closest to the meeting for which the ballot was cast or the deadline to cast ballots shall replace any ballots received earlier.

**3.07 Presiding officer.** All meetings of the membership shall be presided by the President of the Corporation or, if the President is absent or unable or refuses to act, by the Vice-President, and should be conducted in accordance with Rules of Procedure adopted by the Board of Directors.

#### **Article IV Board of Directors**

**4.01** The management of the Corporation shall be vested in a Board of Directors consisting of seven (7) directors, which Board shall have the full power and authority to carry out the purposes of the Corporation and to do any and all lawful acts necessary and profitable thereto as are not expressly reserved to the members under these Bylaws, the Declaration or the Articles of Incorporation. The powers of the Corporation shall be exercisable by the Board of Directors or under its authority, and the action of the President of the Corporation shall be controlled by the Board of Directors, subject, however, to such limitations as are imposed by law, the Articles of Incorporation, or these Bylaws as to the actions to be authorized or approved by the members. The Board of Directors may, by contract or otherwise, give general or limited special power and authority to the officers and employees of the Corporation to transact the general business, or any special business of the Corporation, and may give powers of attorney to agents of the Corporation to transact any special business required by such authorization.

**4.02** The directors must be members of the Corporation. No decrease in the number of directors by

amendment of these Bylaws or otherwise shall have the effect of shortening the term of any incumbent director. Any directorship to be filled by reason of an increase in the number of the directors by amendment of these Bylaws or otherwise shall be filled by election at an annual meeting or at a special meeting of the members called for that purpose.

**4.03** The directors shall be elected at an annual meeting or at a special meeting of the members called for that purpose and shall hold office until their respective successors are elected or until their deaths, resignations, or removal. At the first election of directors following the adoption of these Bylaws, the members shall elect directors as follows for the purposes of implementing staggered terms for director positions:

- a. two (2) directors shall be elected for a term of three (3) years;
- b. three (3) directors shall be elected for a term of two (2) years; and
- c. the two (2) incumbent directors shall serve out the remainder of their then-current terms.

The first election of directors following the adoption of these Bylaws shall implement the staggered terms under a., b., and c. above. The election of directors for staggered terms shall not act to shorten or interrupt the term of any incumbent director. At each annual meeting following the implementation of staggered terms as provided above, successors shall be elected to fill the vacancies caused by expiration of the respective terms and each director elected shall serve a term of three (3) years. Election of directors shall be by written or electronic ballot, to include voting by validly executed proxies pursuant to Section 3.06 of these Bylaws. In the case of a tie vote, members present at the meeting shall cast a second written or electronic ballot vote only for those candidates who received the tie vote. Any validly executed directed proxy specifying the vote for a specific candidate shall also be recounted in tabulating the second vote to break the tie. In the case of a continued tie vote between two candidates as result of the tie-breaking vote, the incumbent Board of Directors will vote in an attempt to break the tie vote. The Board of Directors may promulgate and enforce rules and regulations governing the nomination and election of directors. Any director may resign effective upon giving written notice to the President, the Secretary, or the Board of Directors, unless the notice specifies a later time for the effectiveness of such resignation. Acceptance of the resignation by the Board of Directors shall not be necessary to make the resignation effective.

**4.04**

- (a) Vacancies of positions on the Board of Directors created by death, resignation or removal may be filled by a vote of a majority of the remaining directors, or by the sole remaining director. Any director appointed by the Board to fill a vacancy shall serve until the next regularly scheduled election. At such regularly scheduled election (i) a director shall be elected by the members to fill the remainder of the vacated term temporarily filled by the appointed director.
- (b) The members may elect a director at any time to fill any vacancy not filled by directors.
- (c) The entire Board of Directors or any individual director may be removed from office with or without cause by a vote of the majority of the members at any regular or special meeting of the members.
- (d) A Board member shall be removed from the Board automatically for excess absences from the Board if he or she has three unexcused absences from Board meetings in a year.
  - (i) The Board shall determine when a member has had three unexcused absences. In the event a Director is determined by a majority of the Directors present at a meeting to have had three or more unexcused absences, the Board shall so note during executive session. Once such determination is made, the former Director is no longer a member of the Board.
  - (ii) An "unexcused absence" is any absence (A) in excess of two absences; or (B) for which the Director does not give notice and a good faith reason for absence to the Board President in advance of the meeting missed.
- (e) A Board member may be removed for other reasons by a three-fourths vote of the remaining directors.

**4.05** All meetings of the Board of Directors shall be held any place within Dallas or Ellis Counties as designated for that purpose from time to time by the Board of Directors. Regular meetings of the Board of Directors shall be held at such times as directors may determine. Members, including directors, shall be given notice of the date, hour, place and general subject of a regular or special meeting, including a general description of any matter to be brought up for deliberation in executive session. The notice shall be: (1) mailed to each member not later than the 10th day or earlier than the 60th day before the date of the meeting; or (2) provided at least 144 hours before the start of the meeting by: (A) posting the notice in a conspicuous manner reasonably designed to provide notice to the members; (i) in a place located on the Corporation's Common Area, or, with consent, on other conspicuously located privately owned property within the LAKE RIDGE SUBDIVISION; or (ii) on any Internet website maintained by the Corporation; and (B) sending the notice by email to each member who has registered an electronic mail address with the Corporation. It is the Members' obligation and duty to ensure that the Corporation has their most updated and current electronic mail address registered with the Corporation.

**4.06** Special meetings of the Board of Directors for any purpose shall be called at any time by the President, or if the President is absent or unable or refuses to act, by the Vice-President or by any two directors. Notice of special meetings shall be given as provided in Section 4.05.

**4.07** A majority of the authorized number of directors shall be necessary to constitute a quorum for the transaction of business, except to adjourn as hereinafter provided. Every act or decision done or made by the majority of directors present shall be regarded as an act of the Board of Directors, unless a greater number is required by law or by the Articles of Incorporation.

**4.08** Members of the Board or any committee may participate in a meeting of the Board or committee by means of telephone conference or electronic communications system or equipment, through which all persons participating in the meeting can simultaneously communicate with one another. Participation in a meeting pursuant to this Section shall constitute presence in person at such meeting. The Board may meet without notice to the members under Section 4.05 or take action without a meeting by a majority vote of all directors. Any action taken without notice to the members or without a meeting shall be summarized orally and documented in the minutes of the next regular or special meeting of the Board. The Board may not, however, consider or vote on matters enumerated in Section 209.0051 (h) of the Texas Property Code, as amended, unless done at a meeting for which notice was provided to the members as required by statute.

**4.09** A quorum of the directors may adjourn any meeting of the directors to meet again at a stated hour on a stated day. If the Board adjourns the meeting to the following regular business day, the board is not required to give notice to the members under Section 4.05. If the meeting is adjourned to any day other than the following regular business day, the Board must give notice to members under Section 4.05.

**4.10** The President, or in the President's absence, any director selected by the directors present, shall preside at meeting of the Board of Directors. The Secretary of the Corporation or, in the Secretary's absence, any person appointed by the presiding officer, shall act as Secretary of the Board of Directors.

**4.11** The Board of Directors may authorize the Corporation to pay expenses, including defense costs, incurred by, or to satisfy a judgment or fine rendered or levied against, present or former Directors, officers, or employees of this Corporation as provided in Chapter 7 of the Texas Business Organizations Code.

**4.12** Subject to the provisions of Section 4.08 and existing law, all meetings of the Board shall be open to all members, but members other than directors may not participate in a discussion or deliberation unless

permission to speak is requested on their behalf by a director. In such cases, the President may limit the time any member may speak. Notwithstanding the above, the President may adjourn any meeting of the Board and reconvene in executive session, excluding members, to discuss matters of a sensitive nature including, but not limited to, pending or threatened litigation, personnel matters, or matters that are to remain confidential by request of the affected parties and agreement of the Board. The general nature of any business to be considered in executive session must first be announced at the open meeting.

#### **4.13**

(a) Nothing in this Section shall prevent the Corporation from reimbursing any officer or director for actual expenses incurred by such director or officer in the performance of their duties.

(b) The Corporation may enter into an enforceable contract with a current Board member, a person related to a current Board member within the third degree by consanguinity or affinity, as determined under Chapter 573 of the Texas Government Code, a company in which a current Board member has a financial interest in at least 51 percent of profits, or a company in which a person related to a current Board member within the third degree by consanguinity or affinity, as determined under Chapter 573 of the Texas Government Code, has a financial interest in at least 51 percent of profits **only if the following conditions are satisfied:**

- (1) the Board member, relative, or company bids on the proposed contract and the Corporation has received at least two other bids for the contract from persons not associated with the Board member, relative, or company, if reasonably available in the community;
- (2) the Board member:
  - (A) is not given access to the other bids;
  - (B) does not participate in any Board discussion regarding the contract; and
  - (C) does not vote on the award of the contract;
- (3) the material facts regarding the relationship or interest with respect to the proposed contract are disclosed to or known by the Board and the Board, in good faith and with ordinary care, authorizes the contract by an affirmative vote of the majority of the Board members who do not have an interest governed by this subsection; and
- (4) the Board certifies that the other requirements of this subsection have been satisfied by a written resolution approved by an affirmative vote of the majority of the Board members who do not have an interest governed by this subsection.

### **Article V Officers**

**5.01** The officers of the Corporation shall be a President, a Vice President, a Secretary, a Treasurer, and such assistants and other officers as the Board of Directors shall from time to time determine. Any two offices, other than President and Secretary, may be held by one person. All officers shall be elected by and hold office at the pleasure of the Board of Directors, which shall fix the tenure of all officers.

**5.02** The officers of the Corporation shall have the power and duties generally ascribed to the respective offices, and such additional authority or duty as may from time to time be established by the Board of Directors.

### **Article VI Execution of Instruments**

**6.01** The Board of Directors may, in its discretion, authorize an officer or officers, the community manager

or legal counsel for the Corporation, to execute any corporate instrument or document, or to sign the Corporation name without limitation, except where otherwise provided by law, and such execution or signature shall be binding on the Corporation.

## **Article VII Miscellaneous**

**7.01** The Board of Directors, on behalf of the Corporation, shall have the authority to employ such agents or employees as the Board of Directors shall deem appropriate for carrying out the purposes of the Corporation.

**7.02** The Board of Directors shall have discretion over the disposition of any and all assessments paid as provided for in any of the covenants, conditions and restrictions imposed on any lot in the LAKE RIDGE SUBDIVISION. Subject to the approval of the majority of voting members at a meeting of the membership duly convened, the Board Directors may increase or decrease the assessments described in the covenants, conditions and restrictions affecting a lot of the LAKERIDGE SUBDIVISION as shown by recorded instruments filed for record in Dallas or Ellis Counties. In addition to the foregoing, the Board of Directors is authorized to present to the members for approval, by a majority of those members present a meeting of the membership duly convened, a community enhancement fee designated for improvement, maintenance or beautification of the LAKE RIDGE SUBDIVISION, as determined by the Board in its sole and absolute discretion. The amount of the community enhancement fee, the number of years the fee will be in effect and whether such fee is to be paid on an annual, semi-annual or quarterly basis shall be approved by the members. Each lot in the LAKE RIDGE SUBDIVISION shall be subject to the community enhancement fee; provided, however, if an Owner owns more than one lot in the LAKE RIDGE SUBDIVISION, such Owner shall pay only twice the per lot community enhancement fee no matter how many lots are owned (the "*multi-lot credit*"). Notwithstanding the foregoing, the multi-lot credit shall only be applied with regards to the total number of lots owned by the same Owner as of October 2, 2014. The multi-lot credit shall not apply to any lots purchased by an Owner following October 2, 2014. Any lot purchase following October 2, 2014 shall be subject to the community enhancement fee without exception. Any community enhancement fee not paid within thirty (30) days after the date shall bear interest at the same rate set forth in the Declarations for the LAKE RIDGE SUBDIVISION, and shall be subject to the same collection procedures set forth in any Collection Policy adopted by the Board.

**7.03** The Board of Directors shall have the authority to appoint such committees to assist it in the management of the Corporation as it shall deem appropriate, and to appoint to such committees either members or non-members of the Corporation. Individuals serving on a committee who are non-members of the Corporation shall have no voting rights with respect to matters of the committee. Such committees shall be of such number and serve such functions as the Board of Directors may determine; however, there shall always be created an Architectural Control Committee as is described in the covenants, conditions and conditions and restrictions affecting the lots of the LAKE RIDGE SUBDIVISION as shown by recorded instruments in Dallas and Ellis Counties, Texas. Further, there will always be created a separate committee for each gated community or subassociation which shall have the sole power and authority to govern and control issues that are unique to such gated communities or subassociations.

**7.04** The day-to-day affairs and operations of the Corporation shall be managed by an independent third-party who is recognized to provide professional management services to property owners associations in the State of Texas. The professional management company or managing agent shall act at the direction of the Board of Directors of the Corporation. The engagement of professional management shall be evidenced by a written agreement entered into by and between the managing agent and the Corporation, as approved by the Board of Directors, detailing the tasks and responsibilities to be performed on behalf of the Corporation as the Corporation's managing agent. The Board of Directors has the sole discretion to determine who shall act as the Corporation's management company and/or managing agent. The Corporation shall be



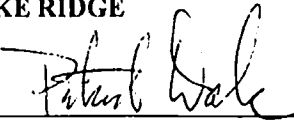
professionally managed in accordance with and as provided in this Section 7.04 until such time as no less than a majority of all the votes of the Corporation, at a special meeting of the Corporation duly called for that purpose, vote for the Corporation to self-manage and not use the services of a professional management company as provided herein. Any vote to self-manage shall not serve to abrogate the terms of any existing management agreement entered into by the Corporation. Notwithstanding anything contained in the By-laws to the contrary, this Section 7.04 may not be amended, modified, canceled, or terminated without the vote of a majority of all the votes of the Corporation at a special meeting of the Members of the Corporation duly called for that purpose.

7.05 Any and all funds of the Corporation shall be deposited in the bank accounts owned by the Corporation. All demand withdrawal instruments and checks on such bank accounts shall bear the signatures of at least two authorized persons, the identity of whom shall be determined by the Board of Directors, and who may or may not be members of the Corporation.

7.06 All books and records provided for by statute shall be open to inspection by the members at any reasonable time.

7.07 The power to alter, amend, or repeal these Bylaws is vested in the Board of Directors, subject to repeal or change by the action of the members at a members meeting.

**PROPERTY OWNERS ASSOCIATION OF  
LAKE RIDGE**

By:   
Patrick Dale, President

**CERTIFICATION OF AMENDMENT TO BY-LAWS**

I, Matthew McGruder, the duly-elected Secretary of the Property Owners Association of Lake Ridge do hereby certify:

That this First Amended and Restated Bylaws of the Property Owners Association of Lake Ridge, as evidenced by the records and minutes of the meeting of the Board of Directors held on July 20, 2021, was approved by a majority of the members of the Board of Directors, and that the same does now constitute the Bylaws for the Property Owners Association of Lake Ridge.

  
Matthew McGruder, Secretary

## **EXHIBIT B**

**All lots tracts or parcels of real property known as LAKE RIDGE AT JOE POOL LAKE, SECTION 16, an Addition to the City of Cedar Hill, Ellis County, Texas, according to the Map or Plat thereof recorded in Cabinet E, Slide 168-171 of the Map Records of Ellis County, Texas of the Map Records of Ellis County, Texas.**

**All lots tracts or parcels of real property known as LAKE RIDGE AT JOE POOL LAKE, SECTION 17 - PHASE I, (The TLR of Lake Ridge) an Addition to the City of Cedar Hill, Ellis County, Texas, according to the Map or Plat thereof recorded in Volume 0116938, Cabinet E, Slide 306-308 of the Map Records of Ellis County, Texas.**

**All lots tracts or parcels of real property known as LAKE RIDGE AT JOE POOL LAKE, SECTION 17 - PHASE II, an Addition to the City of Cedar Hill, Ellis County, Texas, according to the Map or Plat thereof recorded in Volume 0116944, Cabinet E, Slide 309-311 of the Map Records of Ellis County, Texas.**

**All lots tracts or parcels of real property known as LAKE RIDGE AT JOE POOL LAKE, SECTION 21, an Addition to the City of Cedar Hill, Ellis County, Texas, according to the Map or Plat thereof recorded as Instrument No. 0224066, Cabinet F, Slide 152 of the Map Records of Ellis County, Texas; as thereof corrected by Certificate of Correction thereof recorded as Instrument No. 0225728, Cabinet F, Slide 164 of the Map Records of Ellis County, Texas.**

**All lots tracts or parcels of real property known as LAKE RIDGE AT JOE POOL LAKE, SECTION 21-B, an Addition to the City of Cedar Hill, Ellis County, Texas, according to the Map or Plat thereof recorded as**

**Instrument No. 0435490, Cabinet G, Slide 263 of the Map Records of Ellis County, Texas.**

**All lots tracts or parcels of real property known as LAKE RIDGE AT JOE POOL LAKE, SECTION 22, PHASE A, (The Summit of Lake Ridge) an Addition to the City of Cedar Hill, Ellis County, Texas, according to the Map or Plat thereof recorded as Instrument No. 0620011, Cabinet H, Slide 200-204 of the Map Records of Ellis County, Texas.**

**All lots tracts or parcels of real property known as LAKE RIDGE AT JOE POOL LAKE, SECTION 23, PHASE A, an Addition to the City of Cedar Hill, Ellis County, Texas, according to the Map or Plat thereof recorded as Instrument No. 0607317, Cabinet H, Slide 133-134 of the Map Records of Ellis County, Texas.**

FILED FOR RECORD - ELLIS COUNTY, TEXAS  
INST NO. 2147091 on October 25, 2021 at 1:54 PM

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STATE OF TEXAS      COUNTY OF ELLIS  
I hereby certify this instrument was filed on the date  
and time stamped hereon and was duly recorded in  
the records of Ellis County, Texas as stamped hereon.  
COUNTY CLERK, ELLIS COUNTY, TEXAS



*Hughes Valley*