

**CERTIFICATE FOR
RECORDATION OF DEDICATORY INSTRUMENT OF
FOUR TREES ESTATES HOMEOWNERS ASSOCIATION, INC.**

STATE OF TEXAS

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COUNTY OF ELLIS

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KNOW ALL MEN BY THESE PRESENTS:

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

WHEREAS, Four Trees Estates Homeowners Association, Inc., a Texas nonprofit corporation (the "Association") desires to comply with Section 202.006 by filing of record in the real property records of Ellis County, Texas, the attached instrument; and

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

WHEREAS, the Declaration of Covenants, Conditions and Restrictions for Four Trees Estates Homeowners Association, Inc., Executed by JT Executive Properties, LLC, a Texas Limited Liability Company, as Declarant, was recorded at Instrument #1720232 on July 19, 2017 in the Real Property Records of Ellis County, Texas, including any amendments thereof, additions, annexations and supplements thereto and entitled "Declaration of Covenants, Conditions, and Restrictions for Four Trees Estates" (the "Declaration") subjected to the scheme of development therein certain land located in Ellis County, Texas;

WHEREAS, Four Trees Estates Homeowners Association, Inc. is governed by Bylaws filed in the Real Property Records of Ellis County, Texas including any amendments thereof and supplements thereto;

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

(signature page follows)

EXECUTED this 25 day of February, 2025

Four Trees Estates Homeowners Association, Inc.,
A Texas non-profit corporation

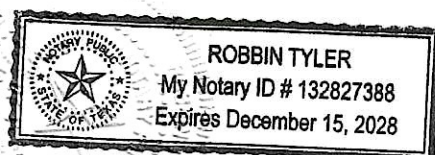
By: Floyd Young
Floyd Young, President and Duly Authorized Agent,
Four Trees Estates Homeowners Association, Inc.

STATE OF TEXAS

§

COUNTY OF ELLIS

This instrument was acknowledged before me on the 25 day of February, 2025 by Floyd Young, President and authorized representative of Four Trees Estates Homeowners Association, Inc., a Texas nonprofit corporation, on behalf of said corporation.



Robbin Tyler
Notary Public in and for the State of Texas

EXECUTED this 25 day of February, 2025

Four Trees Estates Homeowners Association, Inc.,
A Texas non-profit corporation

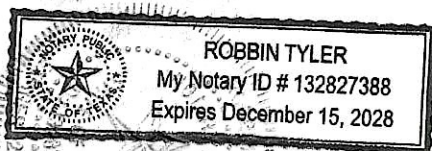
By: Jessica Ward
Jessica Ward, Secretary and Duly Authorized Agent,
Four Trees Estates Homeowners Association, Inc.

STATE OF TEXAS

§

COUNTY OF ELLIS

This instrument was acknowledged before me on the 25 day of February, 2025 by Jessica Ward, Secretary and authorized representative of Four Trees Estates Homeowners Association, Inc., a Texas nonprofit corporation, on behalf of said corporation.



Robbin Tyler
Notary Public in and for the State of Texas

**FIRST AMENDMENT TO THE BYLAWS FOR
FOUR TREES ESTATES HOMEOWNERS ASSOCIATION, INC.**

STATE OF TEXAS §
 §
COUNTY OF ELLIS §

KNOW ALL MEN BY THESE PRESENTS:

This First Amendment to the Bylaws for Four Trees Estates Homeowners Association, Inc. (the "Bylaws") is made effective the day of filing in the Ellis County Real Property Records, by Four Trees Estates Homeowners Association, Inc. (the "Association").

WITNESSETH:

WHEREAS, the Declaration of Covenants, Conditions and Restrictions for Four Trees Estates Homeowners Association, Inc., Executed by JT Executive Properties, LLC, a Texas Limited Liability Company, as Declarant, was recorded at Instrument #1720232 on July 19, 2017 in the Real Property Records of Ellis County, Texas, including any amendments thereof, additions, annexations and supplements thereto and entitled "Declaration of Covenants, Conditions, and Restrictions for Four Trees Estates" (the "Declaration") subjected to the scheme of development therein certain land located in Ellis County, Texas;

WHEREAS, an amendment to the Declaration of Covenants, Conditions and Restrictions for Four Trees Estates Homeowners Association, Inc. was recorded at Instrument #1723217 on August 16 2017 in the Real Property Records of Ellis County, Texas, entitled "First Amendment to Declaration of Covenants, Conditions and Restrictions for Four Trees Estates" (the "First Amendment to the Declaration");

WHEREAS, an amendment to the Declaration of Covenants, Conditions and Restrictions for Four Trees Estates Homeowners Association, Inc. was recorded at Instrument #1726143 on September 13, 2017 in the Real Property Records of Ellis County, Texas, entitled "Second Amendment to the Declaration of Covenants, Conditions and Restrictions for Four Trees Estates" (the "Second Amendment to the Declaration");

WHEREAS, the Bylaws for Four Trees Estates Homeowners Association, Inc. were recorded as an attachment to the Declaration that was recorded at Instrument #1720232 on July 19, 2017 in the Real Property Records of Ellis County, Texas, entitled "Bylaws of Four Trees Estates Homeowners Association, Inc." (the "Bylaws").

WHEREAS, Section 22.102 of the Texas Business Organizations Code provides statutory authority for the board of directors of a non-profit corporation to amend the bylaws of that non-profit corporation. That section states as follows:

"(a) The initial bylaws of a corporation shall be adopted by the corporation's board of directors or, if the management of the corporation is vested in the corporation's members, by the members.

(b) The bylaws may contain provisions for the regulation and management of the affairs of the corporation that are consistent with law and the certificate of formation.

(c) The board of directors may amend or repeal the bylaws, or adopt new bylaws, unless:
(1) this chapter or the corporation's certificate of formation wholly or partly reserves the power exclusively to the corporation's members;
(2) the management of the corporation is vested in the corporation's members; or
(3) in amending, repealing, or adopting a bylaw, the members expressly provide that the board of directors may not amend or repeal the bylaw."

WHEREAS, Pursuant to Article XI, Section 11.1 of the Bylaws of the Association, *"Subject to the limitations set forth in Section 3.01 of the Declaration, these Bylaws may be amended by a majority of the full Board or by a majority of members entitled to vote at a meeting. The Association will make a reasonable effort to provide all Owners with a detailed description, if not exact wording, of any amendment. If the members are to vote on the amendment, such description will be included in the notice of any annual or special meeting of the Association if such proposed amendment is to be considered at said meeting."*

WHEREAS, Pursuant to Article XI, Section 11.3 of the Bylaws of the Association, *"If the members are to vote on an amendment, the amendment may be adopted by the vote, in person or by proxy, or written consents of members representing at least a majority of the votes cast or present at a meeting for which a quorum is obtained."*

WHEREAS, Pursuant to Article XI, Section 11.4 of the Bylaws of the Association, *"To be effective, each amendment must be in writing, reference the names of the Subdivision and the Association, be signed by the President and Secretary of the Association, and acknowledge the requisite approval of members or Directors, as the case may be. The amendment must recite the recording data for the Bylaws, be in a form suitable for recording as a real property record, and be delivered to the county clerk for recording. A copy of the amendment will be delivered to each Owner at the time of the notice of the next members' meeting following the recording of the amendment."*

WHEREAS, in order to comply with Section 22.102 of the Texas Business Organizations Code and Article XI of the Bylaws of the Association, the Four Trees Estates Homeowners Association, Inc. Board of Directors wishes to prepare and file this First Amendment to the Bylaws reflecting such Amendment voted upon by the Board of Directors of Four Trees Estates Homeowners Association, Inc. at a Board meeting held in 2024. The Bylaws have been amended unanimously by the board.

NOW, THEREFORE, the Four Trees Estates Homeowners Association, Inc. Bylaws are hereby amended as follows:

1) Article II, Section 2.2(a) is hereby redacted in full and replaced, and shall now read as follows:

- (a) The Board of Directors shall consist of five (5) Directors. All Directors shall serve for a term of two (2) years. The expired term of a Member of the Board of Directors must be filled by an election of the Owners of the Association unless otherwise permitted by law or these Bylaws.

In order to establish overlapping terms for the Board, the Board of Directors election of 2025 will have three (3) Directors elected for two (2) years and two (2) Directors elected for one (1) year. The three Directors receiving the highest number of votes will serve two (2) years. The other two elected directors shall serve a one (1) year term. In subsequent years, the elections will choose three (3) and two (2) Directors alternatively.

a) Exceptions: The following are exceptions to the three (3) year term:

- i. A person elected by the members who has resigned or been removed, and a replacement has been appointed by the board, the replacement will serve the remainder of the two (2) year term.
- ii. A person elected by the board to fill a vacancy will serve out the term of the director who vacated the position.
- iii. A person elected at an election to remove and replace the entire board or to re-establish staggered terms may serve a term that is shorter or longer than two (2) years.
- iv. If the meeting at which a director is elected occurs at a time that does not coincide with the Association's annual meeting, the term of the elected director will overlap the next annual meeting, although it may result in a longer term, unless the notice states otherwise.

2) Article II, Section 2.9(j) is hereby created and shall now read as follows:

Disruption of Board Meetings

(a) Disruption of Board Meeting. Should a member of the Association disrupt a meeting of the directors during an Open Meeting of the Directors, they will be given one verbal warning and notice that any further violations will incur a fine in the amount of \$500.00. After being given a verbal warning, should the member continue to disrupt the meeting, they shall be assessed a fine for an incurable violation in the amount of \$500.00.

(b) Failure to Depart after Notice of Executive Session. Should a member of the Association, who is not a director, fail to leave the meeting after the board has announced that they will enter executive session, they will be given one verbal warning and notice that failure to leave will incur a fine in the amount of \$500.00. After being given a warning, should the member fail to leave the meeting, they shall be assessed a fine for an incurable violation in the amount of \$500.00.

(c) Fines for Disruptions. Fines levied will be subject to the same late charges as any unpaid or delinquent assessments. The collection of unpaid fines shall be pursued in the same manner as delinquent assessments.

(signature page follows)

IN WITNESS WHEREOF, the undersigned members of the Board of Directors of Four Trees Estates Homeowners Association, Inc. certifies that First Amendment to the Bylaws was unanimously approved by the Board of Directors.

EXECUTED this 25 day of February, 2025

Four Trees Estates Homeowners Association, Inc.,
A Texas non-profit corporation

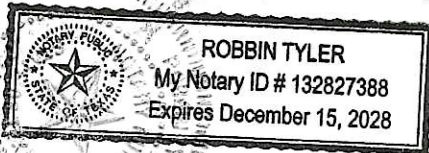
By: [Signature]
Floyd Young, President and Duly Authorized Agent,
Four Trees Estates Homeowners Association, Inc.

STATE OF TEXAS

§

COUNTY OF ELLIS

This instrument was acknowledged before me on the 25 day of February, 2025 by Floyd Young, President and authorized representative of Four Trees Estates Homeowners Association, Inc., a Texas nonprofit corporation, on behalf of said corporation.



[Signature]
Notary Public in and for the State of Texas

EXECUTED this 25 day of February, 2025

Four Trees Estates Homeowners Association, Inc.,
A Texas non-profit corporation

By: [Signature]
Jessica Ward, Secretary and Duly Authorized Agent,
Four Trees Estates Homeowners Association, Inc.

STATE OF TEXAS

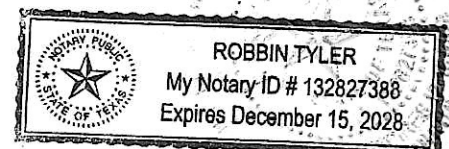
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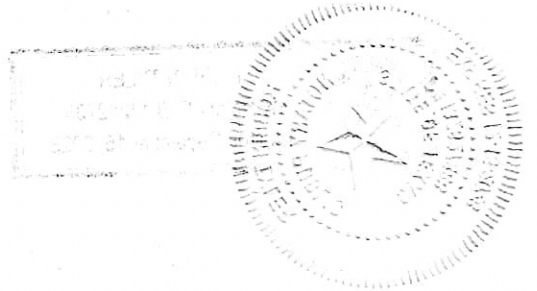
COUNTY OF ELLIS

This instrument was acknowledged before me on the 25 day of February, 2025 by Jessica Ward, Secretary and authorized representative of Four Trees Estates Homeowners Association, Inc., a Texas nonprofit corporation, on behalf of said corporation.

[Signature]
Notary Public in and for the State of Texas

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





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.



Hupac Valley

COUNTY CLERK, ELLIS COUNTY TEXAS

FILED FOR RECORD - ELLIS COUNTY, TX
INST NO. 2514944
on May 08, 2025 at 12:11:00 PM

