

FIRST SUPPLEMENT
TO
CERTIFICATE AND MEMORANDUM OF RECORDING OF
ASSOCIATION DOCUMENTS
FOR
WINDY HILL FARMS HOMEOWNERS ASSOCIATION, INC.

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

THIS FIRST SUPPLEMENT TO CERTIFICATE AND MEMORANDUM OF RECORDING OF ASSOCIATION DOCUMENTS FOR WINDY HILL FARMS HOMEOWNERS ASSOCIATION, INC. (this "First Supplement") is made this 20th day of August, 2009, by the Windy Hill Farms Homeowners Association, Inc. (the "Association").

WITNESSETH:

WHEREAS, Lumbermen's Investment Corporation ("Declarant") recorded an instrument entitled "Declaration of Covenants, Conditions and Restrictions for Windy Hill Farms" as Document No. 99-0143301 in Volume 4550, Page 1731 *et seq.* of the Real Property Records of Collin County, Texas, as supplemented and amended (the "Declaration"); and

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

WHEREAS, on or about March 30, 2005, the Association recorded a Certificate and Memorandum of Recording of Association Documents for Windy Hill Farms Homeowners Association, Inc. as Instrument No. 2005-0039952 in Volume 05886, Page 03709 *et seq.* of the Real Property Records of Collin County, Texas (the "Notice"); and

WHEREAS, the Association desires to supplement the Notice to include the "First Amendment to the Bylaws of Windy Hill Farms Homeowners Association, Inc." as set out in *Exhibit "1"* attached hereto and incorporated herein for all purposes, pursuant to and in accordance with Section 202.006 of the Texas Property Code.

NOW, THEREFORE, the dedicatory instrument attached hereto as *Exhibit "1"* is a true and correct copy of the original and is hereby filed of record in the Real Property Records of Collin County, Texas, in accordance with the requirements of Section 202.006 of the Texas Property Code.

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

WINDY HILL FARMS HOMEOWNERS ASSOCIATION, INC., a Texas non-profit corporation

By: [Signature]
Title: President

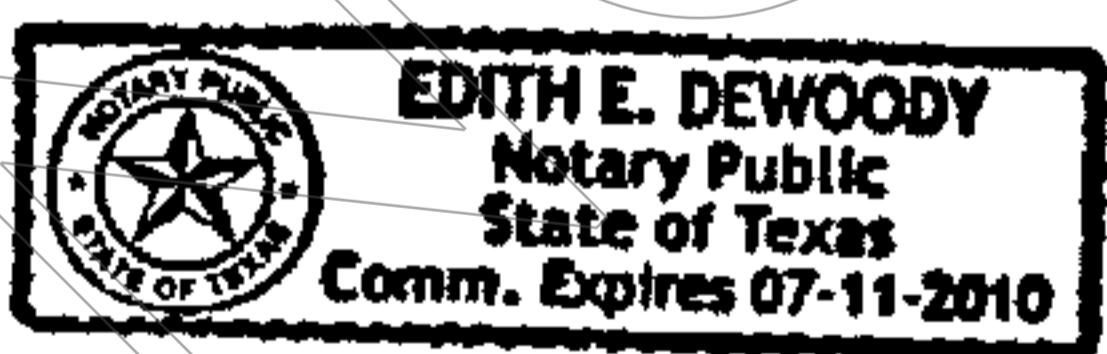
ACKNOWLEDGMENT

STATE OF TEXAS §
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COUNTY OF COLLIN §

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

SUBSCRIBED AND SWORN TO BEFORE ME on this 20 day of August 2009.

[Signature]
Notary Public, State of Texas



7-11-2010
My Commission Expires

AFTER RECORDING, RETURN TO:
Riddle & Williams, P.C.
3710 Rawlins Street, Suite 1400
Dallas, Texas 75219

g/notice.ded/supplemental-windyhillfarms0809

Exhibit "1"

First Amendment to the Bylaws of Windy Hill Farms Homeowners Association, Inc.

UNOFFICIAL

**FIRST AMENDMENT TO THE BYLAWS
OF
WINDY HILL FARMS HOMEOWNERS ASSOCIATION, INC.**

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

THIS FIRST AMENDMENT TO THE BYLAWS OF WINDY HILL FARMS HOMEOWNERS ASSOCIATION, INC. (this "First Amendment") is made this 22 day of August, 2009, by the Windy Hill Farms Homeowners Association, Inc., a Texas non-profit corporation (the "Association").

WITNESSETH:

WHEREAS, Lumbermen's Investment Corporation ("Declarant") recorded the "Declaration of Covenants, Conditions and Restrictions for Windy Hill Farms on or about November 24, 1999, as Document No. 99-0143301 in Volume 4550, Page 1731 *et seq.* of the Real Property Records of Collin County, Texas, as amended and supplemented (hereinafter referred to as the "Declaration"); and

WHEREAS, the Association was incorporated as a non-profit corporation to, among other things, enforce the Declaration and manage the Association; and

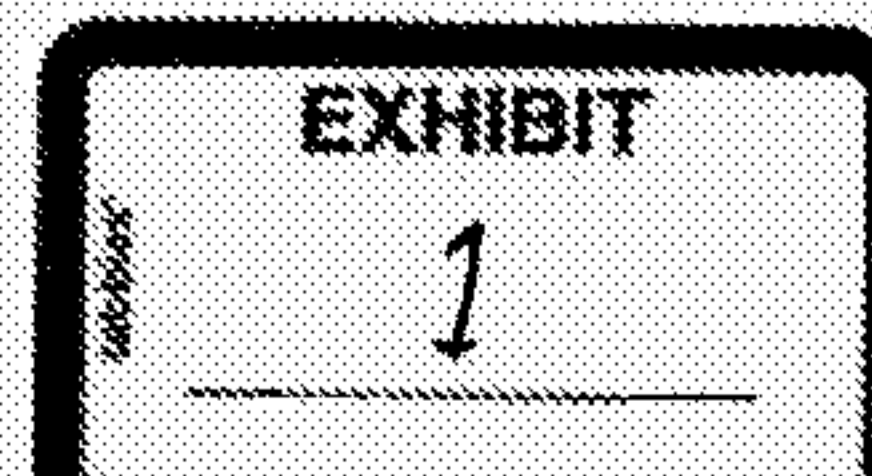
WHEREAS, the Bylaws of Windy Hill Farms Homeowners Association, Inc. (the "Bylaws") were approved and ratified by the Board of Directors to assist in the governance of the Association; and

WHEREAS, Article XVI of the Bylaws provides for amendment of that instrument at a regular or special meeting of the members by a vote of a majority, in the aggregate, of a quorum of members present or by proxy; and

WHEREAS, the following amendments to the Bylaws were approved by a majority, in the aggregate, of a quorum of the members at a regular meeting held on April 23, 2009, in accordance with the Bylaws.

1. Article V of the Bylaws is amended by deleting Sections 1 and 2 in their entirety and replacing them with the following:

Section 1. Number and Qualification. The affairs of the Association shall be governed by a Board of Directors consisting of five (5) persons, each of whom shall have one vote. The directors shall be members or spouses of such members; provided, however, no person and his or her spouse may serve on the Board at the same time. In the case of a member which is not a natural person, the person designated in writing to the Secretary of the Association as the representative of such member shall be eligible to serve as a Director; provided, no member may



have more than one representative on the Board at a time.

Section 2. Election and Term of Office. At each annual meeting, two (2) Directors shall be elected. One (1) Director shall serve a term of two (2) years, and one (1) Director shall serve a term of three (3) years. The Director receiving the greatest number of votes will serve the three (3) year term. A Director takes office upon the adjournment of the meeting or balloting at which he is elected or appointed and, absent death, ineligibility, resignation or removal, will hold office until his successor is elected or appointed. Vacancies occurring on the board caused by any reason, excluding the removal of a Director by the vote of the members, shall be filled by a vote of the majority of the remaining Directors, even though less than a quorum, at any meeting of the Board. Each person so elected shall serve the unexpired portion of the term.

2. Article VIII, Section 1(a) is deleted in its entirety and replaced with the following:

a) To adopt, publish, promulgate, enforce and amend rules, regulations and policies governing (i) the Common Area, (ii) covenant enforcement and fining, (iii) operations and procedures of the Association and (iv) the collection of assessments, interest, fines, costs of collection and the application of payments regarding same.

3. Except as modified by this First Amendment, the Bylaws shall remain in full force and effect.

IN WITNESS WHEREOF, the Association has approved this First Amendment pursuant to Article XVI of the Bylaws and has caused this First Amendment to be executed by its duly authorized agent as of the date first written above.

**WINDY HILL FARMS HOMEOWNERS
ASSOCIATION, INC.**

By: _____

Title: _____

ACKNOWLEDGMENT

STATE OF TEXAS §
 §
COUNTY OF COLLIN §

BEFORE ME, the undersigned authority, a Notary Public in and for said county and state, on this day personally appeared Amy Nutz, president of Windy Hill Farms Homeowners Association, Inc., a Texas non-profit corporation, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that (s)he executed the same for the purposes and consideration therein expressed, in the capacity therein stated and as the act and deed of said non-profit corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 20 day of August 2009.



Edith E. DeWoody
Notary Public in and for the State of Texas

My Commission Expires: 7-11-2010

g/bylaw.amd/first-windyhillsfarms(directorsandrules)

UNOFFICIAL



**Filed and Recorded
Official Public Records
Stacey Kemp, County Clerk
Collin County, TEXAS
10/02/2009 09:39:17 AM
\$36.00 DLAIRD
20091002001223230**

Stacey Kemp