

# **A Resolution of DeCordova Ranch**

## **Property Owners Association, Inc.,**

**a non-profit Texas corporation**

### **Basic Information**

Date: March 24, 2026

Property Members Association: DeCordova Ranch Property Owner's Association, Inc., a Texas non-profit corporation established by the articles of incorporation filed with the secretary of state of Texas on January 30, 2007.

Association's Address: 10340 Alta Mesa Road, Unit C, Keller, TX 76244

Declaration: The Declaration of Covenants Conditions and Restrictions of DeCordova Ranch was recorded on September 21, 2005, in the (County Clerk's Document Number 2005-0016027) Volume 2137 and Page 579 of the Real Property Records of Hood County, Texas, and all amendments thereof

WHEREAS, DeCordova Ranch Property Owner's Association, Inc. (the "Association") constitutes a property owners association under the provisions of Chapter 209 of the Texas Property Code (the "Code") and is composed of one hundred (100) or more lots;

WHEREAS, the Association is located within Hood County, Texas.

WHEREAS, Section 210 of the Texas Property Code is currently applicable to the Association because the approximate population of Hood County is 67,774 and the total population of Johnson County, a contiguous county to Hood County, is 202,906.

WHEREAS, there was a meeting of the Board of Directors for the Association on the 24<sup>th</sup> day of March 2026.

WHEREAS, a quorum of the Board Members were present at this meeting; and

WHEREAS, the Board voted in favor of submitting a petition to the owners of property within the Association to amend Article IX. Section 1. of the Declaration of Covenants Conditions and Restrictions of DeCordova Ranch (the "Restrictive Covenants").

NOW THEREFORE, The Association hereby approves of the following amendment to the Restrictive Covenants and authorizes the circulation of a petition to all homeowners in accordance with Section 210 of the Texas Property Code to approve same:

“Section 1. Term. These Covenants and Restrictions shall run with the land and shall be binding upon all parties and all persons claiming under them for a period of forty (40) years from the date these Covenants are recorded after which time said Covenants shall be automatically extended for a successive period of ten (10) years each. The Association may amend or terminate these Covenants at any time during this period or anytime thereafter by a vote of the Members. For an amendment or termination of these Covenants to pass, the action must be voted upon by at least 51% of the total available votes of the Association and approved by the Members representing at least a majority of the votes cast (in person, by absentee ballot, or by proxy) at a properly called Members’ meeting of the Association. In other words, if at least 51% of the total available votes is cast (in person, by absentee ballot, or by proxy) at a Members’ meeting, the owners of a majority of the Lots represented (in person, by absentee ballot, or by proxy) at the meeting, even if less than a majority of the total Lots, may approve an amendment or termination of these Covenants. The amendment or termination shall not be effective until signed by the President and Secretary of the Association and filed in the Real Property Records of Hood County, Texas.”

All responses to the petition must be received at 10340 Alta Mesa Road, Unit C, Keller, TX 76244 by May 29, 2026.

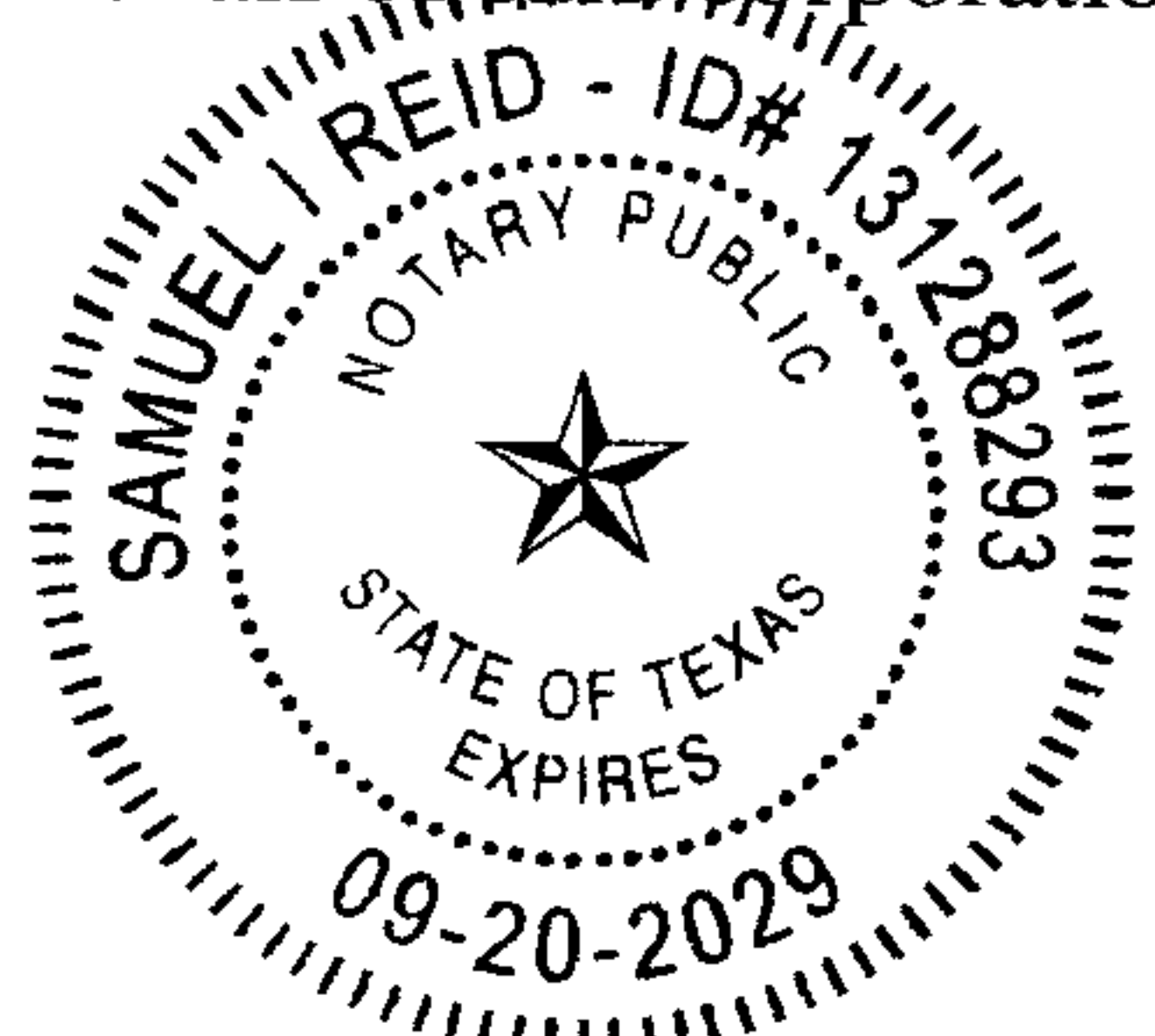
We, the undersigned, being the President and Secretary of DECORDOVA RANCH PROPERTY OWNER’S ASSOCIATION, INC., do hereby certify that we assent to the foregoing Resolution and adopt the same as a Resolution of the Association.


IN WITNESS WHEREOF, we have hereunto subscribed our names as of the 31st day of March 2026.

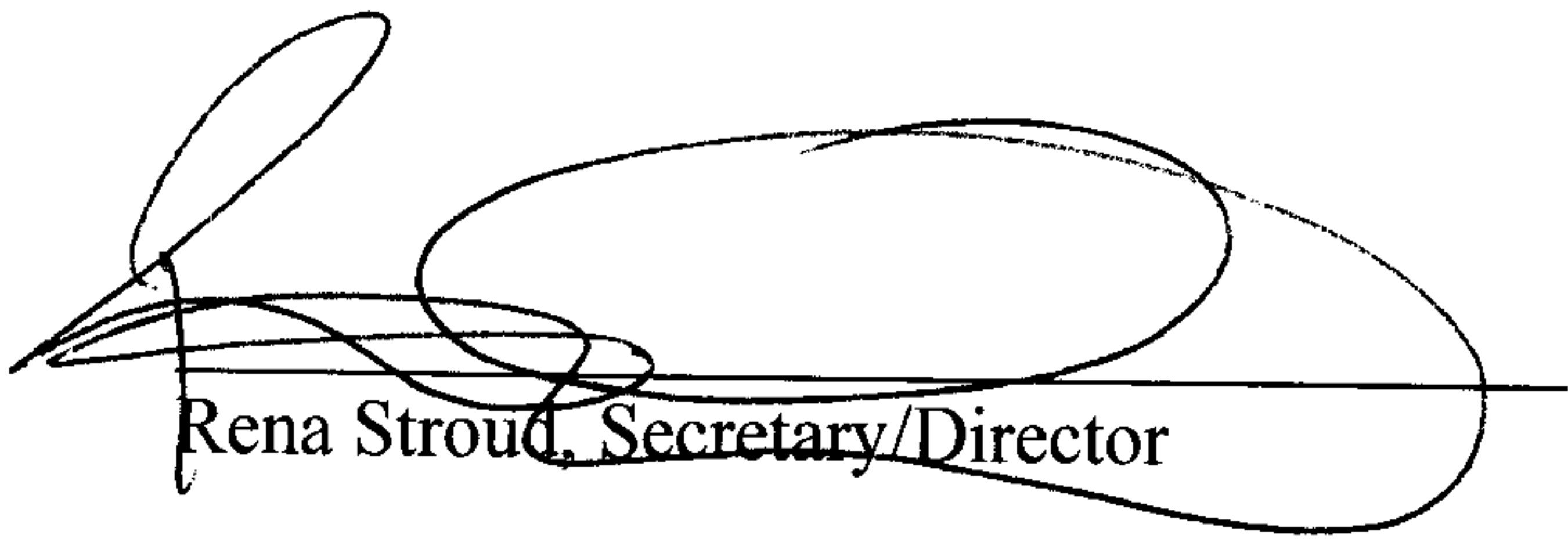
  
Jim Attebury, President/Director

STATE OF TEXAS           §  
COUNTY OF HOOD       §

This instrument was acknowledged before me on this the 31st day of March 2026, by Jim Attebury as a President and Director of DeCordova Ranch Property Owner’s Association, Inc., a Texas non-profit corporation, on behalf of said corporation.



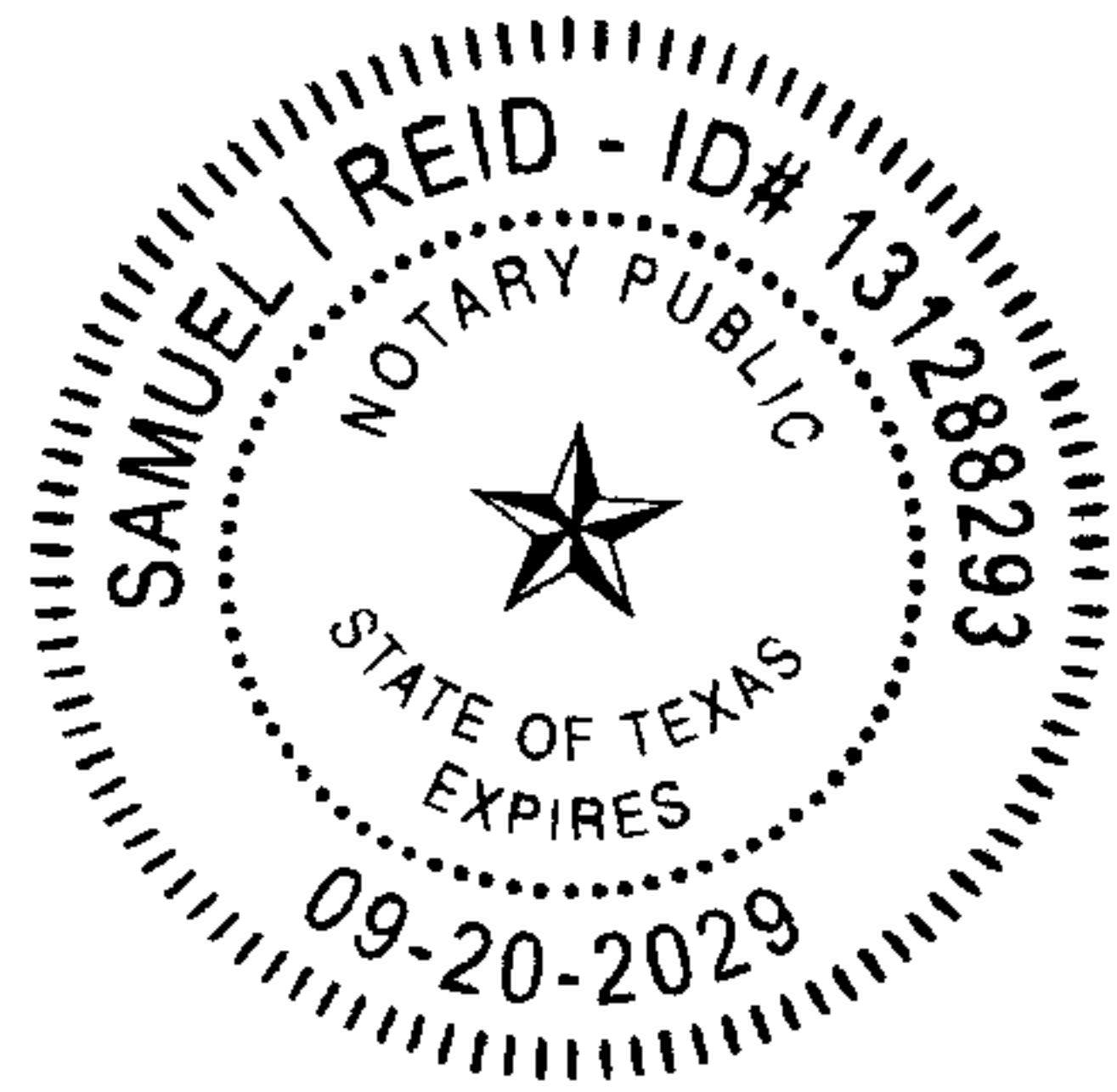
  
NOTARY PUBLIC, STATE OF TEXAS

  
Rena Stroud, Secretary/Director

STATE OF TEXAS           §

COUNTY OF HOOD       §

This instrument was acknowledged before me on this the 31st day of March 2026, by Rena Stroud as a Secretary and Director of DeCordova Ranch Property Owner's Association, Inc., a Texas non-profit corporation, on behalf of said corporation.



  
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NOTARY PUBLIC, STATE OF TEXAS