

**AFTER RECORDING RETURN TO:**

Reatta Ridge Owners Association  
PO Box 1147  
Justin, Texas 76247

**SECOND SUPPLEMENT AND AMENDMENT TO THE  
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS**

**FOR**

**REATTA RIDGE**

**STATE OF TEXAS**

§

§ **KNOW ALL MEN BY THESE PRESENTS:**

**COUNTY OF DENTON**

§

This **SECOND SUPPLEMENT AND AMENDMENT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR REATTA RIDGE** (here-in called the "Second Amendment"), is made on the date herein set forth by Reatta Ridge Owners Association, a Texas Nonprofit Corporation, for the purpose of bringing all governing documents into early compliance with the Texas Business Organizations Code (herein referred to as the "BOC") by replacing the stated sections of the Texas Non-Profit Corporation Act with the appropriate section of the BOC.

**WITNESSETH:**

**WHEREAS**, Reatta Ridge, Ltd. filed for record that certain **Declaration of Covenants, Conditions and Restrictions for Reatta Ridge** in **Volume 4857, Page 01605** and the **First Supplement and Amendment to the Declaration of Covenants, Conditions and Restrictions for Reatta Ridge** filed as **Document Number 2008-23231** in the real property Records of Denton County, Texas (herein referred to as the "Declaration");

**WHEREAS**, pursuant to Article 6 of the Declaration, Reatta Ridge is a property owners association whereby the Association and the Board of Directors act on all instances on behalf of the Association;

**WHEREAS**, pursuant to Section 402.003 of the BOC, Reatta Ridge Owners Association is adopting the BOC by following amendment procedures to opt-in before the January 1, 2010 mandatory date and causing its governing documents to comply with the code;

**WHEREAS**, pursuant to Article 10 of the Bylaws, all aspects of this amendment of the Declaration was approved by the members representing a majority of the votes present (in person and

by proxy) at the Annual Meeting of the Association held November 18, 2008 where a quorum was present (in person and by proxy).

**AMENDMENT**

Article 6.7 of the Declaration, is hereby amended and restated as follows:

6.7 BOOKS AND RECORDS. *The Association will maintain copies of the Documents and the Association's books, records, and financial statements. Books and records of the Association will be made available for inspection and copying pursuant to Title 2, Chapter 22, Section 22.351 of the Texas Business Organizations Code.*

**SIGNED AND ACKNOWLEDGED**

**IN WITNESS WHEREOF**, this certifies that the requisite number of members approved this Second Supplement and Amendment and it shall be effective as of January 13, 2009.

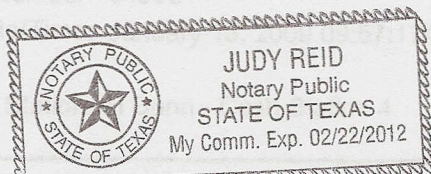
**SIGNED** on the 13<sup>th</sup> day of January 2009.

**Reatta Ridge Owners Association,**  
a Texas Nonprofit Corporation

By: Charlotte E. Moore  
Charlotte E Moore, Treasurer

THE STATE OF TEXAS §  
§  
COUNTY OF DENTON §

This instrument was acknowledged before me on the 13<sup>th</sup> day of January 2009 by Charlotte Moore, Member of the Board of Directors and Treasurer of the Reatta Ridge Owners Association, a Texas Nonprofit Corporation, on behalf of the corporation.



Judy Reid  
Notary Public, The State of Texas

Denton County  
Cynthia Mitchell  
County Clerk  
Denton, Tx 76202



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Instrument Number: 2009-3328

As

Recorded On: January 13, 2009

Amendment

Parties: REATTA RIDGE OWNERS ASSOCIATION

To

Billable Pages: 3

Number of Pages: 3

Comment:

( Parties listed above are for Clerks reference only )

**\*\* Examined and Charged as Follows: \*\***

Amendment	19.00
<b>Total Recording:</b>	<b>19.00</b>

\*\*\*\*\* DO NOT REMOVE. 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: 2009-3328

Receipt Number: 549034

Recorded Date/Time: January 13, 2009 09:57:17A

User / Station: H Dunn - Cash Station 4

**Record and Return To:**

REATTA RIDGE OWNERS ASSOCIATION

PO BOX 1147

JUSTIN TX 76247



THE STATE OF TEXAS }  
COUNTY OF DENTON }

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 Denton County, Texas.

*C Mitchell*

County Clerk  
Denton County, Texas