



VG-342-2024-113013

Denton County
Juli Luke
County Clerk

Instrument Number: 113013

Real Property Recordings

MISCELLANEOUS

Recorded On: October 18, 2024 09:01 AM

Number of Pages: 4

" Examined and Charged as Follows: "

Total Recording: \$37.00

******* 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: 113013
Receipt Number: 20241018000104
Recorded Date/Time: October 18, 2024 09:01 AM
User: Jessica S
Station: Station 9

Record and Return To:

GARRETT HOBART



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.

Juli Luke
County Clerk
Denton County, TX

**THIRD AMENDMENT TO THE BYLAWS OF
REATA RIDGE OWNERS ASSOCIATION**
[Assessments]

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

THIS THIRD AMENDMENT TO THE BYLAWS OF REATA RIDGE OWNERS ASSOCIATION (this "Third Amendment") is made by Reatta Ridge Owners Association, a Texas nonprofit corporation (the "Association").

WITNESSETH:

WHEREAS, the Association is the property owners' association created to manage the planned unit development subject to the Declaration of Covenants, Conditions & Restrictions for Reatta Ridge, recorded on or about June 13, 2001, at Volume 4857, Page 1605 *et seq.* of the Real Property Records of Denton County, Texas (the "Declaration"); and

WHEREAS, the Bylaws of Reatta Ridge Owners Association were adopted by the Board of Directors of the Association on or about June 11, 2001, and were recorded as an exhibit to the Declaration (the "Bylaws"); and

WHEREAS, the Bylaws were amended by the First Amendment to the Bylaws for Reatta Ridge Owners Association, recorded on or about January 13, 2009, as Document No. 2009-3329 of the Real Property Records of Denton County, Texas (the "First Amendment"); and

WHEREAS, the Bylaws were again amended by the Second Amendment to the Bylaws for Reatta Ridge Owners Association, recorded on or about February 8, 2012, as Document No. 2012-12438 of the Real Property Records of Denton County, Texas (the "First Amendment"); and

WHEREAS, Article 10, Section 10.3 of the Bylaws provides that an amendment of the Bylaws must be approved by members representing at least a majority of the votes present (in person or by proxy) at a properly called meeting of the Association for which a quorum is obtained; and

WHEREAS, at a properly called meeting of the Association held on OCT 14TH, 2024, at which a quorum was present, the following amendment to the Bylaws was approved by members representing more than a majority of the votes present (in person or by proxy) at the meeting.

NOW, THEREFORE, the Bylaws are hereby amended as follows:

1. Article 7, Section 7.6.1 of the Bylaws is deleted in its entirety and replaced with the following:

7.6.1 Regular Assessment Due Date. As provided in the Declaration, the Board may levy regular assessments on any periodic basis – annually, semi-annually, quarterly, or monthly. Regular assessments are due on the first day of the period for which levied. Assessments are delinquent if not received by the Association on or before the Due Date.

2. Article 7, Section 7.6.2 of the Bylaws is deleted in its entirety and replaced with the following:

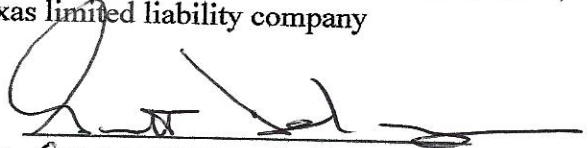
7.6.2 Alternative Payment Schedule. The Association has adopted reasonable guidelines to establish an alternative payment schedule by which an owner may make partial payments to the Association for delinquent regular or special assessments or any other amount owed to the Association without accruing additional monetary penalties. These guidelines are contained in the Alternative Payment Schedule Guidelines attached as Appendix B to the Bylaws.

3. In the event of a conflict between this Third Amendment and any other provision of the Bylaws, this Third Amendment shall control.

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

IN WITNESS WHEREOF, the undersigned certifies that this Third Amendment was properly adopted by the members in accordance with as provided in Article 10, Section 10.3 of the Bylaws.

REATA RIDGE OWNERS ASSOCIATION,
A Texas limited liability company

By: 
Name: GARRETT DELONG
Its: PRESIDENT

ACKNOWLEDGMENT

STATE OF TEXAS §
 §
COUNTY OF DENTON §

BEFORE ME, the undersigned authority, a Notary Public in and for said county and state, on this day personally appeared Garrett DeLong, the President of Reatta Ridge Owners Association, a Texas nonprofit 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 corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 18th day of October, 2024.



Notary Public, State of Texas

My Commission Expires: 02/22/2027

