

Denton County
Juli Luke
County Clerk

Instrument Number: 68240

ERecordings-RP

MISCELLANEOUS

Recorded On: June 11, 2019 03:29 PM

Number of Pages: 13

" Examined and Charged as Follows: "

Total Recording: \$74.00

***** 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: 68240
Receipt Number: 20190611000604
Recorded Date/Time: June 11, 2019 03:29 PM
User: Diana P
Station: Station 37

Record and Return To:

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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

AFTER RECORDING, PLEASE RETURN TO:

Judd A. Austin, Jr.
Henry Oddo Austin & Fletcher, P.C.
1700 Pacific Avenue
Suite 2700
Dallas, Texas 75201

**NINTH SUPPLEMENTAL
CERTIFICATE AND MEMORANDUM OF RECORDING
OF DEDICATORY INSTRUMENTS FOR
TWO SUNSET POINTE HOMEOWNERS' ASSOCIATION, INC.**

STATE OF TEXAS §
 §
COUNTY OF DENTON §

The undersigned, as attorney for the Two Sunset Pointe Homeowners' Association, Inc., for the purpose of complying with Section 202.006 of the Texas Property Code and to provide public notice of the following dedicatory instrument affecting the owners of property described on Exhibit B attached hereto, hereby states that the dedicatory instrument attached hereto is a true and correct copy of the following:

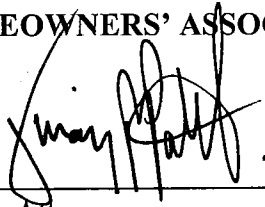
- ***Second Amendment to the Bylaws of Two Sunset Pointe Homeowners' Association, Inc.*** (Exhibit "A").

All persons or entities holding an interest in and to any portion of property described on Exhibit B attached hereto are subject to the foregoing dedicatory instrument until amended by the Board of Directors. The dedicatory instrument attached hereto shall serve to replace any dedicatory instrument previously recorded by Two Sunset Pointe Homeowners Association, Inc. addressing the same or similar subject matter.

IN WITNESS WHEREOF, the Two Sunset Pointe Homeowners' Association, Inc. has caused this Ninth Supplemental Certificate and Memorandum of Recording of Dedicatory Instruments to be filed with the office of the Denton County Clerk and serves to supplement that certain Certificate and Memorandum of Recording of Association Documents for Two Sunset Pointe Homeowners Association, Inc. filed on February 6, 2007, and recorded as Document No. 2007-14878 in the Official Public Records of Denton County, Texas; that certain First Supplemental Certificate and Memorandum of Recording of Dedicatory Instruments filed on February 6, 2011, and recorded as Document No. 2011-124581 in the Official Public Records of Denton County, Texas; that certain Second Supplemental Certificate and Memorandum of Recording of Dedicatory Instruments filed on February 7, 2014, and recorded as Document No. 2014-10747 in the Official Public Records of Denton County, Texas; that certain Third Supplemental Certificate and Memorandum of Recording of Dedicatory Instruments filed on February 16, 2016, and recorded as Document No. 2016-15936 in the Official Public Records of Denton County, Texas; that certain Fourth Supplemental Certificate and Memorandum of Recording of Dedicatory Instruments filed on December 14, 2017, and recorded as Instrument No. 2017-152871 in the Official Public Records of Denton County, Texas; that certain Fifth Supplemental Certificate and Memorandum of Recording of Dedicatory Instruments filed on September 25, 2018, and recorded as Instrument No. 2018-114033 in the Official Public Records of Denton County, Texas; that certain Sixth Supplemental Certificate and Memorandum of Recording of Dedicatory Instruments filed on November 29, 2018, and recorded as Instrument No. 2018-138568 in the Official Public Records of Denton County, Texas; that certain Seventh Supplemental Certificate and Memorandum of Recording of Dedicatory Instruments filed on April 12, 2019, and recorded as Instrument No. 2019-

0412000430 in the Official Public Records of Denton County, Texas; and that certain Eighth Supplemental Certificate and Memorandum of Recording of Dedicatory Instruments filed on May 15, 2019, and recorded as Instrument No. 2019-0515000488 in the Official Public Records of Denton County, Texas.

**TWO SUNSET POINTE
HOMEOWNERS' ASSOCIATION, INC.**

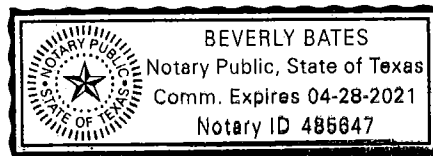
By: 
Its: Attorney

STATE OF TEXAS §
 §
COUNTY OF DALLAS §

BEFORE ME, the undersigned Notary Public, on this day personally appeared Vinay B. Patel, attorney for Two Sunset Pointe Homeowners' Association, Inc., known to me to be the person whose name is subscribed on the foregoing instrument and acknowledged to me that he executed the same for the purposes therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND AFFIRMED SEAL OF OFFICE on this 11th day of June, 2019.


Notary Public, State of Texas



**SECOND AMENDMENT TO THE BYLAWS OF
TWO SUNSET POINTE HOMEOWNERS' ASSOCIATION, INC.**

A TEXAS NON-PROFIT CORPORATION

STATE OF TEXAS §
 § KNOW ALL PERSONS BY THESE PRESENTS
COUNTY OF DENTON §

This Second Amendment to the Bylaws of Two Sunset Pointe Homeowners' Association, Inc. ("Association") was approved by the Association's Board of Directors and is effective when filed of record with the Office of the Denton County Clerk.

W I T N E S S E T H :

WHEREAS, Section 22.102(c) of the Texas Business Organizations Code provides:

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;

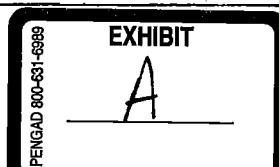
(2) the management of the corporation is vested in the corporation's members;
or

(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, there is no such restriction or reservation in the Association's Articles of Incorporation or Bylaws nor are there any vested rights specifically provided to the Association's Members;

WHEREAS, the Board determined it would be in the best interest of the Association to amend the Bylaws; and

WHEREAS, the amendment to the Bylaws, as set forth hereinafter with specificity, was unanimously approved by the Board of Directors at a duly convened meeting of the Board of Directors held on the 10 day of JUNE, 2019.



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

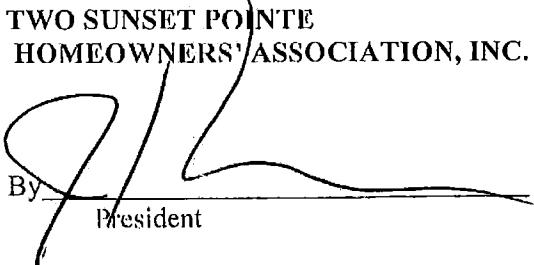
Section 3.3(a) of Article 3 of the Bylaws is hereby deleted and amended to read, in its entirety, as follows:

Section 3.03. Election and Term of Office.

(a) Commencing with the 2020 Annual Meeting, the term of office for each Director shall be fixed at two (2) years. The Directors shall hold office until their successors have been elected, except as is otherwise provided herein. The terms of Directors may be changed by amendment of these Bylaws.

SIGNED to be effective this 10 day of JUNE, 2019.

TWO SUNSET POINTE
HOMEOWNERS' ASSOCIATION, INC.

By 
President

CERTIFICATION OF AMENDMENT TO BYLAWS

I, Lacey Cullison the duly-elected Secretary of Two Sunset Pointe Homeowners' Association, Inc., hereby certify:

That this Second Amendment to the Bylaws of Two Sunset Pointe Homeowners' Association, Inc. was approved by the Board of Directors at a duly convened meeting of the Board of Directors of the Association held on 10 day of June, 2019, and that the same does now constitute a portion of the Bylaws of Two Sunset Pointe Homeowners' Association, Inc.

IN WITNESS WHEREOF, I heretofore subscribe my hand on this 10 day of June, 2019.

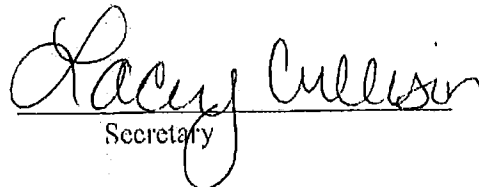

Secretary

EXHIBIT B

Those tracts and parcels of real property located in the City of Little Elm, Denton County, Texas and more particularly described as follows:

- (a) All property subject to the **Declaration of Covenants, Conditions and Restrictions for Sunset Pointe, dated December 27, 2005 and recorded as Document Number 2003-156536 in the Official Public Records of Denton County, Texas; and**
- (b) All property subject to the **Sunset Pointe, Phase One, an addition in the City of Little Elm, Denton County, Texas, according to a map or plat thereof, recorded as Document No. 183130 of the Map Records of Denton County, Texas; and**
- (c) All property subject to the **Sunset Pointe, Phase Two, an addition in the City of Little Elm, Denton County, Texas, according to a map or plat thereof, recorded as Document No. 208443 of the Map Records of Denton County, Texas; and**
- (d) All property subject to the **Sunset Pointe, Phase Three, an addition in the City of Little Elm, Denton County, Texas, according to a map or plat thereof, recorded as Document No. 208446 of the Map Records of Denton County, Texas; and**
- (e) All property subject to the **Sunset Pointe, Phase Four, an addition in the City of Little Elm, Denton County, Texas, according to a map or plat thereof, recorded as Document No. 208445 of the Map Records of Denton County, Texas; and**
- (f) All property subject to the **Sunset Pointe, Phase Five, an addition in the City of Little Elm, Denton County, Texas, according to a map or plat thereof, recorded as Document No. 83548 of the Map Records of Denton County, Texas; and**
- (g) All property subject to the **Sunset Pointe, Phase Six, an addition in the City of Little Elm, Denton County, Texas, according to a**

map or plat thereof, recorded as Document No. 83549 of the Map Records of Denton County, Texas; and

- (h) **All property subject to the Sunset Pointe, Phase Nine, an addition in the City of Little Elm, Denton County, Texas, according to a map or plat thereof, recorded as Document No. 83550 of the Map Records of Denton County, Texas; and**
- (i) **All property subject to the Sunset Pointe, Phase Eleven, an addition in the City of Little Elm, Denton County, Texas, according to a map or plat thereof, recorded as Document No. 83551 of the Map Records of Denton County, Texas; and**
- (j) **All property subject to the Sunset Pointe, Phase Ten, an addition in the City of Little Elm, Denton County, Texas, according to a map or plat thereof, recorded as Document No. 108300 of the Map Records of Denton County, Texas; and**
- (k) **All property subject to the Sunset Pointe, Phase Twelve-A, an addition in the City of Little Elm, Denton County, Texas, according to a map or plat thereof, recorded as Document No. 108301 of the Map Records of Denton County, Texas; and**
- (l) **All property subject to the Sunset Pointe, Phase Thirteen, an addition in the City of Little Elm, Denton County, Texas, according to a map or plat thereof, recorded as Document No. 83552 of the Map Records of Denton County, Texas; and**
- (m) **All property subject to the Sunset Pointe, Phase Fourteen, an addition in the City of Little Elm, Denton County, Texas, according to a map or plat thereof, recorded as Document No. 58978 of the Map Records of Denton County, Texas; and**
- (n) **All property subject to the Sunset Pointe, Phase Fifteen, an addition in the City of Little Elm, Denton County, Texas,**

according to a map or plat thereof, recorded as Document No. 70013 of the Map Records of Denton County, Texas; and

- (o) **All property subject to the Sunset Pointe, Phase Six Amended Plat, an addition in the City of Little Elm, Denton County, Texas, according to a map or plat thereof, recorded as Document No. 61403 of the Map Records of Denton County, Texas; and**
- (p) **All property subject to the Sunset Pointe, Phase Seven, an addition in the City of Little Elm, Denton County, Texas, according to a map or plat thereof, recorded as Document No. 56298 of the Map Records of Denton County, Texas; and**
- (q) **All property subject to the Sunset Pointe, Phase Twelve, an addition in the City of Little Elm, Denton County, Texas, according to a map or plat thereof, recorded as Document No. 35167 of the Map Records of Denton County, Texas; and**
- (r) **All property subject to the Sunset Pointe, Phase Twenty Three-A, an addition in the City of Little Elm, Denton County, Texas, according to a map or plat thereof, recorded as Document No. 16243 of the Map Records of Denton County, Texas; and**
- (s) **All property subject to the Sunset Pointe, Phase Seventeen, an addition in the City of Little Elm, Denton County, Texas, according to a map or plat thereof, recorded as Document No. 68648 of the Map Records of Denton County, Texas; and**
- (t) **All property subject to the Sunset Pointe, Phase Eighteen, an addition in the City of Little Elm, Denton County, Texas, according to a map or plat thereof, recorded as Document No. 68649 of the Map Records of Denton County, Texas; and**
- (u) **All property subject to the Sunset Pointe, Phase Eight, an addition in the City of Little Elm, Denton County, Texas,**

according to a map or plat thereof, recorded as Document No. 108207 of the Map Records of Denton County, Texas; and

- (v) **All property subject to the Sunset Pointe, Phase Sixteen, an addition in the City of Little Elm, Denton County, Texas, according to a map or plat thereof, recorded as Document No. 134026 of the Map Records of Denton County, Texas; and**
- (w) **All property subject to the Sunset Pointe, Phase Twenty Four-A, an addition in the City of Little Elm, Denton County, Texas, according to a map or plat thereof, recorded as Document No. 2008-341 of the Map Records of Denton County, Texas; and**
- (x) **All property subject to the Sunset Pointe, Phase Nineteen-A, an addition in the City of Little Elm, Denton County, Texas, according to a map or plat thereof, recorded as Document No. 2008-113421 of the Map Records of Denton County, Texas; and**
- (y) **All property subject to the Dominion at Lakeview Sunset Pointe, Phase Nineteen-B, an addition in the City of Little Elm, Denton County, Texas, according to a map or plat thereof, recorded as Document No. 2010-122 of the Map Records of Denton County, Texas; and**
- (z) **All property subject to the Dominion at Lakeview Sunset Pointe, Phase Nineteen-C, an addition in the City of Little Elm, Denton County, Texas, according to a map or plat thereof, recorded as Document No. 2011-124 of the Map Records of Denton County, Texas; and**
- (aa) **All property subject to the Enclave at Lakeview Sunset Pointe, Phase Twenty-A, an addition in the City of Little Elm, Denton County, Texas, according to a map or plat thereof, recorded as Document No. 113432 of the Map Records of Denton County, Texas; and**

- (bb) All property subject to the **Sunset Pointe, Phase Twenty-B, an addition in the City of Little Elm, Denton County, Texas, according to a map or plat thereof, recorded as Document No. 2010-171 of the Map Records of Denton County, Texas; and**
- (cc) All property subject to the **Enclave at Lakeview Sunset Pointe, Phase Twenty One, an addition in the City of Little Elm, Denton County, Texas, according to a map or plat thereof, recorded as Document No. 2011-178 of the Map Records of Denton County, Texas; and**
- (dd) All property subject to the **Enclave at Lakeview Sunset Pointe, Phase Twenty Two, an addition in the City of Little Elm, Denton County, Texas, according to a map or plat thereof, recorded as Document No. 2012-203 of the Map Records of Denton County, Texas; and**
- (ee) All property subject to the **Dominion at Lakeview Sunset Pointe, Phase Twenty Three, an addition in the City of Little Elm, Denton County, Texas, according to a map or plat thereof, recorded as Document No. 2012-202 of the Map Records of Denton County, Texas; and**
- (ff) All property subject to the **Enclave at Lakeview Sunset Pointe, Phase Twenty Four, an addition in the City of Little Elm, Denton County, Texas, according to a map or plat thereof, recorded as Document No. 2013-50 of the Map Records of Denton County, Texas; and**
- (gg) All property subject to the **Sunset Pointe, Phase Twenty Four-A Amending Plat, an addition in the City of Little Elm, Denton County, Texas, according to a map or plat thereof, recorded as Document No. 2015-344 of the Map Records of Denton County, Texas; and**

- (hh) All property subject to the **Dominion at Lakeview Sunset Pointe, Phase Twenty Five, an addition in the City of Little Elm, Denton County, Texas, according to a map or plat thereof, recorded as Document No. 2014-177 of the Map Records of Denton County, Texas; and**
- (ii) All property subject to the **Enclave at Lakeview Sunset Pointe, Phase Twenty Six, an addition in the City of Little Elm, Denton County, Texas, according to a map or plat thereof, recorded as Document No. 2014-178 of the Map Records of Denton County, Texas; and**
- (jj) All property subject to the **Dominion at Lakeview Sunset Pointe, Phase Twenty Seven, an addition in the City of Little Elm, Denton County, Texas, according to a map or plat thereof, recorded as Document No. 2015-98 of the Map Records of Denton County, Texas; and**
- (kk) All property subject to the **Enclave at Lakeview Sunset Pointe, Phase Twenty Eight, an addition in the City of Little Elm, Denton County, Texas, according to a map or plat thereof, recorded as Document No. 2015-445 of the Map Records of Denton County, Texas; and**
- (ll) All property subject to the **Enclave at Lakeview Sunset Pointe, Phase Twenty B, an addition in the City of Little Elm, Denton County, Texas, according to a map or plat thereof, recorded as Document No. 2010-171 of the Map Records of Denton County, Texas; and**
- (mm) All property subject to the **Amended Plat Enclave at Lakeview Sunset Pointe, Phase Twenty Four, an addition in the City of Little Elm, Denton County, Texas, according to a map or plat thereof, recorded as Document No. 2013-77 of the Map Records of Denton County, Texas; and**

- (nn) **All property subject to the Enclave at Lakeview Sunset Pointe, Phase Twenty Nine, an addition in the City of Little Elm, Denton County, Texas, according to a map or plat thereof, recorded as Document No. 2015-446 of the Map Records of Denton County, Texas.**