

Denton County
Juli Luke
County Clerk

Instrument Number: 152871

ERecordings-RP

MEMORANDUM

Recorded On: December 14, 2017 11:01 AM

Number of Pages: 14

" Examined and Charged as Follows: "

Total Recording: \$78.00

***** 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: 152871
Receipt Number: 20171214000255
Recorded Date/Time: December 14, 2017 11:01 AM
User: Joy R
Station: Station 19

Record and Return To:

eRx



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

**FOURTH 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:


- ***Unanimous Written Consent of the Board of Directors 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.

IN WITNESS WHEREOF, the Two Sunset Pointe Homeowners' Association, Inc. has caused this Fourth 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 Instrument No. 2007-14878 in the Official Public Records of Denton County, Texas; that certain First Supplemental Certificate and Memorandum of Recording of Dedicatory Instruments for Two Sunset Pointe Homeowners Association, Inc. filed on February 6, 2011, and recorded as Instrument No. 2011-124581 in the Official Public Records of Denton County, Texas; that certain Second Supplemental Certificate and Memorandum of Recording of Dedicatory Instruments for Two Sunset Pointe Homeowners Association, Inc. filed on February 7, 2014, and recorded as Instrument No. 2014-10747 in the Official Public Records of Denton County, Texas; and that certain Third Supplemental Certificate and Memorandum of Recording of Dedicatory Instruments for Two Sunset Pointe Homeowners Association, Inc. filed on February 16, 2016, and recorded as Instrument No. 2016-15936 in the Official Public Records of Denton County, Texas.

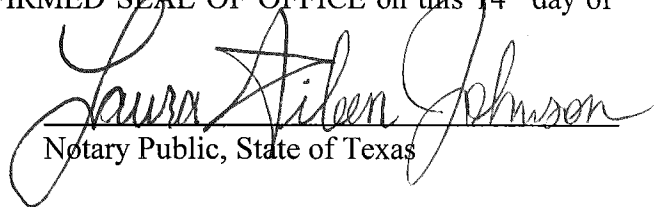
**TWO SUNSET POINTE
HOMEOWNERS' ASSOCIATION, INC.**

By: 
Its: Attorney

STATE OF TEXAS §
 §
COUNTY OF DALLAS §

BEFORE ME, the undersigned Notary Public, on this day personally appeared Judd A. Austin, Jr., 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 14th day of December, 2017.


Notary Public, State of Texas

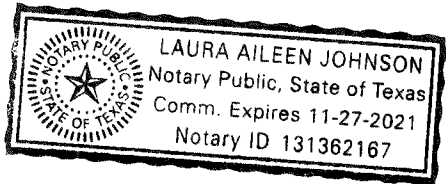


EXHIBIT A

STATE OF TEXAS §
 §
COUNTY OF DENTON §

**UNANIMOUS WRITTEN CONSENT OF THE BOARD OF DIRECTORS
OF TWO SUNSET POINTE HOMEOWNERS' ASSOCIATION, INC.**

The undersigned, being all of the directors of Two Sunset Pointe Homeowners' Association, Inc., a Texas Non-Profit Corporation (the "*Association*"), do hereby, pursuant to the provisions of Section 22.220 of the Texas Business Organizations Code and Section 3.12 of Article 3 of the Bylaws of the Association, consent to and approve of the following resolution and each and every action effected thereby.

WHEREAS, the Board of Directors of the Association (the "*Board*") is the entity responsible for the operation of the Association in accordance with and pursuant to that certain Declaration of Covenants, Conditions and Restrictions for Two Sunset Pointe Homeowners' Association, Inc., dated September 17, 2003, and filed of record as Document Number 2003-R0156536 in the Official Public Records of Denton County, Texas, as well as any and all supplements thereof and amendments thereto; and

WHEREAS, Section 3.2 of Article 3 of the Bylaws of the Association provides the Board of Directors shall consist of no less than three (3) and no more than five (5) individuals serving as Directors; and

WHEREAS, the Board of Directors currently consists of four (4) individuals serving as Directors; and

**UNANIMOUS WRITTEN CONSENT OF THE BOARD OF DIRECTORS OF
TWO SUNSET POINTE HOMEOWNERS' ASSOCIATION, INC.**

WHEREAS, Section 3.2 of Article 3 of the Bylaws of the Association also provides that the number of Directors serving on the Board of Directors may be increased in size by a majority vote of the then-existing Board; and

WHEREAS, the existing Board of Directors deems it would be in the best interest of the Association to resolve to increase the number of individuals serving on the Board of Directors to five (5); and

WHEREAS, the Board of Directors finds it would be in the best interest of the Association for the increase to be effective at the 2018 annual meeting of the members of the Association.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS that the Board of Directors has resolved, and does hereby resolve, to expand the Board of Directors from four (4) individuals to five (5) individuals as allowed for and provided in Section 3.2 of Article 3 of the Bylaws of the Association.

IT IS FURTHER RESOLVED that the expansion of the Board of Directors to five (5) shall be effective as of the 2018 annual meeting of the members of the Association.

IT IS FURTHER RESOLVED this Unanimous Consent may be signed in multiple counterparts.

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

By: _____

JASON DEAN MILLER

Date: 12/13/2017

**UNANIMOUS WRITTEN CONSENT OF THE BOARD OF DIRECTORS OF
TWO SUNSET POINTE HOMEOWNERS' ASSOCIATION, INC.**

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By: William Bryce Cooksey
WILLIAM BRYCE COOKSEY
Date: 11/26/2017

By: Daniel J. Walsh
DANIEL J. WALSH
Date: 12/12/2017

By: David Rich
DAVID RICH
Date: 12/12/17

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.**