

Denton

Current datetime: 6/14/2014 5:21:28 PM

## DETAILS REPORT

\*\*Note: report is Sorted in Ascending Order by Recorded Date, Document Number

<b>Doc#</b>	<b>Type Desc.</b>	<b>Instr. Date</b>	<b>Book/Vol/Pag e</b>	<b>File Date</b>	<b>Consideration</b>
4011	NOTICE OF HOMESTEAD	01/14/2014		01/15/2014	
<b>Grantor</b>		<b>Grantee</b>			
MERIDIAN HOMEOWNERS ASN					
<b>Volume/Cabinet</b>	<b>Page</b>	<b>Lot</b>	<b>Block</b>	<b>Description</b>	
<b>References</b>		<b>Description</b>		<b>Recorded year</b>	
<b>Book/Vlm/Page</b>		NOTICE OF HOMESTEAD			

Denton County  
Cynthia Mitchell  
County Clerk  
Denton, TX 76202



Instrument Number: 2014-4011

Recorded On: January 15, 2014

As  
Notice

Parties: MERIDIAN HOA INC

To

Billable Pages: 7

Number of Pages: 7

Comment:

( Parties listed above are for Clerks reference only )

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

Notice	50.00
<b>Total Recording:</b>	<b>50.00</b>

\*\*\*\*\* DO NOT REMOVE. THIS PAGE IS PART OF THE INSTRUMENT \*\*\*\*\*

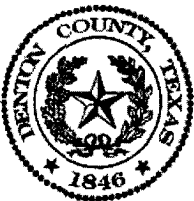
Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

**File Information:**

Document Number: 2014-4011  
Receipt Number: 1124590  
Recorded Date/Time: January 15, 2014 11:28:36A  
User / Station: P Gaines - Cash Station 4

**Record and Return To:**

THE PELLAR LAW FIRM PLLC  
2591 DALLAS PKWY  
STE 300  
FRISCO TX 75034



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

**SIXTH SUPPLEMENT TO NOTICE OF FILING OF  
DEDICATORY INSTRUMENTS FOR MERIDIAN.**

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

This **SIXTH SUPPLEMENT TO NOTICE OF FILING OF DEDICATORY INSTRUMENTS FOR MERIDIAN** (hereinafter "Sixth Supplement") is made this 8 day of October, 2013, by the Meridian Homeowners' Association, Inc (hereinafter "Association").

**WITNESSETH**

WHEREAS, Centex Homes a Nevada general partnership (the "Declarant"), prepared and recorded an instrument entitled "Declaration of Covenants, Conditions and Restrictions for Meridian" filed of record at Volume 2005, Page 27676 *et seq.* of the Real Property Records of Denton County, Texas, as amended and supplemented; and

WHEREAS, Section 202.006 of the Texas Property Code provides that a property owners' association must file each dedicatory instrument governing the association that has not been previously recorded in the real property records of the county in which the planned development is located; and

WHEREAS, on March 14, 2006, the Association filed a Notice of Filing of Dedicatory Instruments for Meridian as Document No. 2006-29296 of the Real Property Records of Denton County, Texas (the "Notice"); and

WHEREAS, on December 27, 2006, the Association recorded a [First] Supplement to Notice of Filing of Dedicatory Instruments for Meridian as Document No. 2006-156155 (First Supplement); and

WHEREAS, on March 2, 2010, the Association recorded a Second Supplement to Notice of Filing of Dedicatory Instruments for Meridian as Document No. 2006-19953 (Second Supplement); and

WHEREAS, on August 26, 2010, the Association recorded a Third Supplement to Notice of Filing of Dedicatory Instruments for Meridian as Document No. 2010-84164 (Third Supplement);

WHEREAS, on December 14, 2011, the Association recorded a Fourth Supplement to Notice of Filing of Dedicatory Instruments for Meridian as Document No. 2011-119370 (Fourth Supplement);

WHEREAS, on March 16, 2012, the Association recorded a Fifth Supplement to Notice of Filing of Dedicatory Instruments for Meridian as Document No. 2012-26844 (Fifth Supplement); and

WHEREAS, the Association desires to amend the Notice to supplement the Notice to include the dedicatory instruments attached hereto as Exhibit "A", and incorporated herein by reference.

NOW, THEREFORE, the dedicatory instruments attached hereto as Exhibit "A" are true and correct copies of the original and is hereby filed of record in the real property records of Denton County, Texas, in accordance with the requirements of Section 202.006 of the Texas Property Code.

IN WITNESS WHEREOF, the Association has caused this Sixth Supplement to Notice to be executed by its duly authorized agent as of the date first above written.

**MERIDIAN HOMEOWNERS' ASSOCIATION, INC.**  
a Texas non-profit corporation

By: [Signature]  
Name: Saul Friedberg  
Title: President Meridian HOA

**ACKNOWLEDGEMENT**

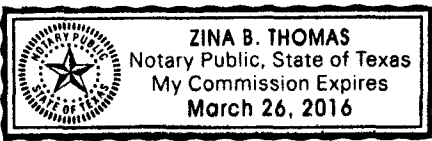
STATE OF TEXAS           §  
  §  
COUNTY OF DENTON     §

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 14 DAY OF January, 2012.

Zina Thomas  
Notary Public in and for the State of Texas

My commission expires: 3/26/2016

**AFTER RECORDING, RETURN TO:**  
**Daniel E. Pellar**  
**The Pellar Law Firm, PLLC**  
**2591 Dallas Parkway, Suite 300**  
**Frisco, Texas 75034**



**DEDICATORY INSTRUMENTS**

**Exhibit A.    Second Amendment to Bylaws.**

**SECOND AMENDMENT TO THE BYLAWS OF THE MERIDIAN  
HOMEOWNERS ASSOCIATION, INC.**

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

This **SECOND AMENDMENT TO THE BYLAWS OF THE MERIDIAN HOMEOWNERS ASSOCIATION, INC.** ("Second Amendment") is made this 8th day of October, 2013, by resolution adopted by the Board or Directors of the Meridian Homeowners Association, Inc. (the "Association")

**WITNESSETH**

**WHEREAS**, Centex Homes ( the "Declarant"), prepared and recorded an instrument entitled "Declaration of Covenants, Conditions and Restrictions for Meridian" on March 9, 2005, as amended and supplemented ("Declaration"); and

**WHEREAS**, The Bylaws of the Meridian Homeowners Association were adopted on March 3, 2006 ("Bylaws"); and

**WHEREAS**, The First Amendment to the Bylaws were adopted on December 19, 2006, ("First Amendment to Bylaws"); and

**WHEREAS**, Article VII, Section 7.1 of the Bylaws provides that the Board of Directors may amend the Bylaws in order to bring any provision into compliance with any applicable government statutes;

**WHEREAS**, 209.00593 of the Texas Property Code provides that notwithstanding any provision in a dedicatory instrument, any board member whose term has expired must be elected by members of the property owners association and that the board of a property owners' association may amend the bylaws of the association to provide for elections to be held as required by Section 209.00593(a) of the Texas Property Code; and

**WHEREAS**, pursuant Article VII, Section 7.1 and Section 209.00593(a) of the Texas Property Code, the Board of Directors of the Association has approved of the following amendments to the Bylaws.

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

1. Article II, Section 2.8 is deleted in its entirety and the following is substituted therefore:


Section 2.8 Quorum - Adjournment. Except as provided in these Bylaws or in the Declaration, the presence in person or as otherwise permitted by law of Members representing 20% or greater of the total votes in the Association shall constitute a quorum at all meetings of the Association. If, however, such 20% quorum shall not be present or represented at any meeting, and notwithstanding any provision in the Declaration, the Articles of Incorporation or Formation, or these Bylaws to the contrary, and in order to copy with 209.00593 of the Texas Property Code, which is entitled "Election of Board Members", the following reduced quorum and procedures will be implemented to provide for and ensure the election of directors:

The Secretary will announce that the required quorum of Members was not attained for the annual meeting of the Members. Immediately after the announcement, and at the same meeting, the quorum for election of the Board of Directors is reduced to Members representing ten percent (10%) or greater of the total votes in the Association. If a 10% quorum for the election of directors is not attained, the Board may adjourn the meeting in order to reconvene at a later date in order to elect directors. The reconvened election meeting must be held within ninety (90) days of the date of the annual meeting. At the reconvened meeting, the Members present, in person or by other legal means, will constitute a quorum for the sole purpose of conducting a meeting to elect directors. Except for voting on the election of directors, no other business may be conducted at this reconvened election meeting.

2. Except as modified herein, the Bylaws, as amended, shall remain in full force and effect.

IN WITNESS WHEREOF, the undersigned officer of the Board of Directors certifies that the foregoing amendment was approved by the Board at a meeting held on the \_\_\_\_ day of October, 2013.

**MERIDIAN HOMEOWNERS ASSOCIATION, INC.**  
**A Texas non-profit corporation**

By:   
Name: Saul Fradenberg  
Title: President Meridian HOA

**ACKNOWLEDGEMENT**

STATE OF TEXAS §

COUNTY OF DENTON §

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 14 DAY OF January,  
2014

Zina Thomas  
Notary Public in and for the State of Texas

My commission expires: 3-26-2016

