

  
MARY LOUISE NICHOLSON  
COUNTY CLERK

**AFTER RECORDING, PLEASE RETURN TO:**

**Judd A. Austin, Jr.  
Henry Oddo Austin & Fletcher, P.C.  
1717 Main Street  
Suite 4600  
Dallas, Texas 75201**

**CERTIFICATE AND MEMORANDUM OF RECORDING OF  
DEDICATORY INSTRUMENTS  
FOR  
HOMEOWNER'S ASSOCIATION OF TWIN MILL FARMS, INC.**

STATE OF TEXAS           §  
  §  
COUNTY OF TARRANT   §

The undersigned, as attorney for Homeowner's Association of Twin Mill Farms, Inc., a Texas nonprofit corporation, 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 in the Declaration of Covenants, Conditions and Restrictions for Twin Mills, filed on February 8, 2005, as Instrument No. D205037771 of the Official Public Records of Tarrant County, Texas,, including any amendments and supplements thereto ("*Property*"), hereby states that the dedicatory instrument attached hereto is a true and correct copy of the following:

- ***First Amendment to the By-Laws of Homeowners' Association of Twin Mill Farms, Inc. (Exhibit A).***

All persons or entities holding an interest in and to any portion of the Property are subject to the foregoing dedicatory instruments until amended. The attached dedicatory instrument replaces and supersedes all previously recorded dedicatory instruments addressing the same or similar subject matter and shall remain in force and effect until revoked, modified, or amended by the Board of Directors.

IN WITNESS WHEREOF, Homeowner's Association of Twin Mill Farms Inc. has caused this Certificate and Memorandum of Recording of Dedicatory Instruments to be recorded in the Official Public Records of Tarrant County, Texas.

HOMEOWNER'S ASSOCIATION OF TWIN MILL FARMS, INC., a Texas nonprofit corporation

*Vinay Patel*

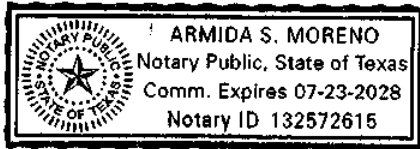
By: \_\_\_\_\_  
Its: Attorney

STATE OF TEXAS §  
  §  
COUNTY OF DALLAS §

BEFORE ME, the undersigned Notary Public, on this day personally appeared Vinay B. Patel, attorney for Homeowner's Association of Twin Mill Farms, Inc., a Texas nonprofit corporation, 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 2<sup>nd</sup> day of December, 2024.

*Armida S. Moreno*  
\_\_\_\_\_  
Notary Public, State of Texas



# Exhibit A

**FIRST AMENDMENT TO THE BY-LAWS  
OF  
HOMEOWNERS' ASSOCIATION OF TWIN MILL FARMS, INC.**

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

This First Amendment to the By-Laws of Homeowners' Association of Twin Mill Farms, Inc., a Texas non-profit corporation ("*Association*") was approved by the Association's Board of Directors and is effective when filed of record with the Office of the Tarrant County Clerk.

**WITNESSETH:**

**WHEREAS**, Section 209.00593 of the Texas Property Code ("*Section 209.00593*") encourages and, in some instances, requires the election of Directors by Members of the Association; and

**WHEREAS**, there are Members of the Association who wish to serve on the Board of Directors and must be elected; and

**WHEREAS**, the Association has experienced difficulty in electing Directors due to the inability to obtain quorum for a meeting in accordance with the Bylaws of the Association for the purpose of electing Directors, and the Association may, therefore, be unable to elect Directors in compliance with Section 209.00593 in the future; and

**WHEREAS**, Section 209.00593 allows the Board of Directors of the Association to amend the Bylaws in order to comply with Section 209.00593; and

**WHEREAS**, the amendment to the Bylaws, as set forth hereinafter with specificity for the sole purpose of complying with Section 209.00593, was approved at a duly convened

meeting of the Board of Directors held on the 23 day of October 2024.

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

- Article III, Section 4(A) is hereby added, and shall read, in its entirety, as follows:

***Section 4(A). Quorum for the Election of Directors. For the purpose of electing directors to the Board only, the presence at a meeting of members of the Association, either in person, by proxy or other means allowed by law, representing ten percent (10%) of the total votes of the Association shall constitute a quorum. If, however, such quorum shall not be present or represented at a meeting, the members present and/or represented shall have the power to adjourn and reconvene the meeting from time to time, including the same day as the original meeting, without notice other than announcement at the meeting. At the reconvened meeting, the presence of members (via person, proxy, absentee ballot, or by other legal means) representing five percent (5%) of the total votes of the Association shall constitute a quorum for the purpose of electing directors to the Board. If, however, such quorum shall not be present or represented at a meeting, the members present and/or represented shall have the power to adjourn and reconvene the meeting from time to time, including the same day as the reconvened meeting, without notice other than announcement at the meeting. At the reconvened meeting, the presence of members (via person, proxy, absentee ballot, or by other legal means) shall constitute a quorum for the purpose of electing directors to the Board. Any conflict between this Section 4(A) and any other provision within the By-Laws shall be resolved in favor of this Section 4(A). For any item of business other than the election of directors to the Board, the quorum requirements contained in Section 4 of these By-laws shall govern and control.***

[SIGNATURE PAGE TO FOLLOW]

SIGNED this 23 day of October, 2024.

**HOMEOWNERS' ASSOCIATION OF  
TWIN MILL FARMS, INC.  
a Texas non-profit corporation**

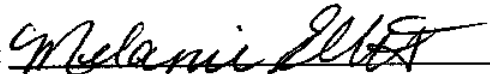
By:   
Its: MATTHEW WILCOX, President

**CERTIFICATION OF AMENDMENT TO BY-LAWS**

I, Melanie Ellis, the duly elected Secretary Homeowners' Association of Twin Mill Farms, Inc., hereby certify:

That this First Amendment to the By-Laws of Homeowners' Association of Twin Mill Farms, Inc., was approved by the Board of Directors at a duly convened meeting of the Board of Directors of the Association held on the 23 day of October, 2024, and that the same does now constitute a portion of the By-Laws of Homeowners' Association of Twin Mill Farms, Inc.

IN WITNESS WHEREOF, I heretofore subscribe my hand on this 23 day of October, 2024.

By:   
Its: Melanie Ellis, Secretary