

Hood County Clerk  
201 W Bridge Street  
PO BOX 339  
Granbury, Texas 76048  
Phone: 817-579-3222

Document Number: 2020-0002141 -  
Filed and Recorded - Real Records

AMENDMENT TO BYLAWS

Grantor: HARBOR LAKES HOA INC

Pages: 7

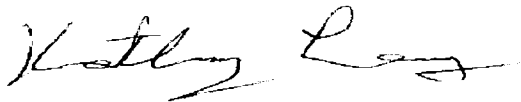
Recorded On: 02/14/2020 09:17 AM

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<b>Recorded On:</b>	02/14/2020 09:17 AM	<b>Notes:</b>
<b>Document Number:</b>	2020-0002141	
<b>Receipt Number:</b>	R202296	
<b>Amount:</b>	\$41.00	
<b>Recorded By:</b>	Simplifile	

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.

**I hereby certify that this instrument was filed and duly recorded in the Official Records of Hood County, Texas**

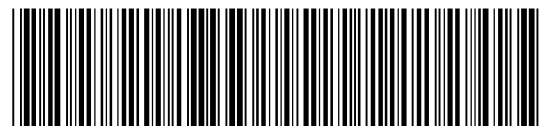


Katie Lang  
County Clerk  
Hood County, Texas



**Return To:**

RIDDLE & WILLIAMS  
3710 RAWLINS STREET, STE. 140  
DALLAS, TX 75219



**FOURTH SUPPLEMENT TO THE  
NOTICE OF FILING OF DEDICATORY INSTRUMENTS  
FOR HARBOR LAKES  
[Third Amendment to Bylaws]**

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

**THIS FOURTH SUPPLEMENT TO NOTICE OF FILING OF DEDICATORY INSTRUMENTS FOR HARBOR LAKES** (this "Fourth Supplement") is made this 13<sup>th</sup> day of February, 2020, by Harbor Lakes Homeowners Association, Inc. (the "Association").

**WITNESSETH:**

**WHEREAS**, Lumbermen's Investment Corporation ("Declarant") prepared and recorded an instrument entitled "Declaration of Covenants, Conditions and Restrictions for Harbor Lakes" on or about December 28, 2000, at Volume 1726, Page 0001 *et seq.* of the Real Property Records of Hood County, Texas (the "Declaration"); 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 or about December 2, 2008, the Association recorded a Notice of Filing of Dedicatory Instruments for Harbor Lakes at Volume 2444, Page 0095 *et seq.* of the Deed Records of Hood County, Texas (the "Notice"); and

**WHEREAS**, on or about November 9, 2010, the Association recorded a First Supplement to Notice of Filing of Dedicatory Instruments for Harbor Lakes as Document No. 2010-0012627 of the Deed Records of Hood County, Texas (the "First Supplement"); and

**WHEREAS**, on or about January 21, 2014, the Association recorded a Second Supplement to Notice of Filing of Dedicatory Instruments for Harbor Lakes as Document No. 2014-0000520 of the Deed Records of Hood County, Texas (the "Second Supplement"); and

**WHEREAS**, on or about June 28, 2016, the Association recorded a Third Supplement to Notice of Filing of Dedicatory Instruments for Harbor Lakes as Document No. 2016-0007343 of the Deed Records of Hood County, Texas (the "Third Supplement"); and

**WHEREAS**, the Association desires to again supplement the Notice with the dedicatory instrument attached as **Exhibit "A"** hereto.

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

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

HARBOR LAKES HOMEOWNERS  
ASSOCIATION, INC.,  
A Texas non-profit corporation

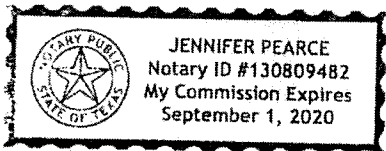
By: [Signature]  
Name: JAMES J. JONES  
Its: President

ACKNOWLEDGMENT

STATE OF TEXAS §  
                                                          §  
COUNTY OF HOOD §

BEFORE ME, the undersigned authority, a Notary Public in and for said county and state, on this day personally appeared James J. Jones, President of Harbor Lakes Homeowners Association, Inc., known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that 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 13 day of February, 2020.



[Signature]  
Notary Public in and for the State of Texas  
My Commission Expires: 9/01/2020

**EXHIBIT "A"**

Third Amendment to the Bylaws of Harbor Lakes Homeowners Association, Inc.

**THIRD AMENDMENT TO THE  
BYLAWS OF  
HARBOR LAKES HOMEOWNERS ASSOCIATION, INC.**

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

**THIS THIRD AMENDMENT TO THE BYLAWS OF HARBOR LAKES HOMEOWNERS ASSOCIATION, INC.** (this "Third Amendment") is made this 6<sup>th</sup> day of February, 2020, by the membership of Harbor Lakes Homeowners Association, Inc. (the "Association").

**WITNESSETH:**

**WHEREAS**, Lumbermen's Investment Corporation ("Declarant") prepared and recorded an instrument entitled "Declaration of Covenants, Conditions and Restrictions for Harbor Lakes" on or about December 28, 2000 at Volume 1726, Page 0001 *et seq.* of the Deed Records of Hood County, Texas (the "Declaration"); and

**WHEREAS**, the Association's initial Board of Directors adopted the Bylaws of Harbor Lakes Homeowners Association, Inc. which were recorded on or about December 2, 2008, as Document No. 00263658 at Volume 2444, Page 0095 *et seq.* of the Deed Records of Hood County, Texas (the "Bylaws"); and

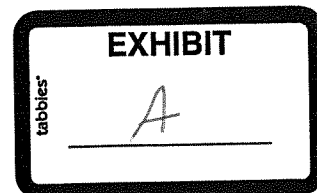
**WHEREAS**, on or about November 9, 2010, the Bylaws were amended by the First Amendment to Bylaws of Harbor Lakes Homeowners Association, Inc., recorded as Document No. 2010-0012627 of the Deed Records of Hood County, Texas (the "First Amendment");

**WHEREAS**, on or about February 22, 2018, the Bylaws were again amended by the Second Amendment to the Bylaws of Harbor Lakes Homeowners Association, Inc., recorded as Document No. 2018-0002025 of the Deed Records of Hood County, Texas (the "Second Amendment");

**WHEREAS**, Article XVI, Section 1 of the Bylaws provides that the Bylaws may be amended, at a regular or special meeting of the members, by a vote of a majority, in the aggregate, of a quorum of Class A and Class B members present or by proxy; and

**WHEREAS**, the following amendments to the Bylaws were approved at a meeting of the members held on February 6<sup>th</sup>, 2020, by a vote of a majority, in the aggregate, of a quorum of Class A and Class B members present or by proxy.

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



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

Section 1. Number; Eligibility. The affairs of the Association shall be managed by a Board of seven (7) Directors. Directors must be Owners of Lots within Harbor Lakes. At all times, at least six (6) of the seven (7) Directors must utilize the Lot in Harbor Lakes as his or her primary residence.

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

Section 2. Election. At the first annual meeting following the adoption and recordation of this Second Amendment, seven (7) Directors shall be elected to establish and maintain staggered terms as follows: three (3) Directors will be elected to serve a term of three (3) years, two (2) Directors will be elected to serve a term of two (2) years, and two (2) Directors will be elected to serve a term of one (1) year. The three (3) candidates receiving the most or highest number of votes will be elected to serve the initial three-year terms, the two (2) candidates receiving the next highest number of votes will serve the initial two-year terms, and the two (2) candidates receiving the next highest number of votes will serve the initial one-year terms. At all annual meetings thereafter, Directors whose terms have expired will be elected to serve a term of three (3) years. A Director takes office upon the adjournment of the meeting or balloting at which he/she is elected or appointed and, absent death, ineligibility, resignation, or removal, will hold office until his/her successor is elected, appointed or his/her term has expired.

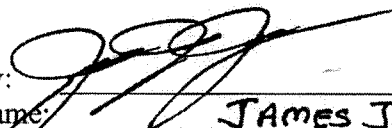
3. Article V, Section 3 of the Bylaws is deleted in its entirety and replaced with the following:

Section 3. Removal. Any director may be removed from the Board, with or without cause, by a majority vote of the entire Class A membership and the entire Class B membership of the Association. In the event a director is absent from twenty-five percent (25%) or more of the scheduled Board meetings in any year, the Board may remove such director from the Board by a majority vote of the Board. In the event of death, resignation or removal of a director, his/her successor shall be selected by the remaining members of the Board and shall serve for the unexpired term of his/her predecessor.

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 Officer has executed this Third Amendment acknowledging its adoption by the Association's members as of the date noted above.

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

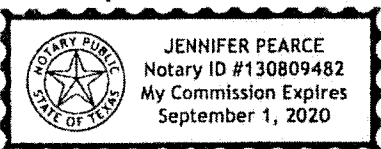
By:   
Name: JAMES J. JONES  
Its: President

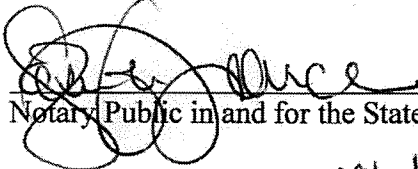
**ACKNOWLEDGMENT**

STATE OF TEXAS                   §  
                                                 §  
COUNTY OF HOOD               §

BEFORE ME, the undersigned authority, a Notary Public in and for said county and state, on this day personally appeared James J. Jones, President of Harbor Lakes Homeowners Association, Inc., known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that 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 13 day of February, 2020.



  
Notary Public in and for the State of Texas  
My Commission Expires: 09/01/2020

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