

**FTER RECORDING, PLEASE RETURN TO:**

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

**CERTIFICATE AND MEMORANDUM OF RECORDING OF  
DEDICATORY INSTRUMENTS  
FOR  
PRESTWYCK HOMEOWNERS ASSOCIATION, INC.**

**STATE OF TEXAS           §  
  §  
COUNTY OF COLLIN       §**

The undersigned, as attorney for Prestwyck 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 (the “*Property*”), hereby states that the dedicatory instrument attached hereto is a true and correct copy of the following:

- ***First Amendment to the Bylaws of Prestwyck 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. 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, Prestwyck Homeowners Association, Inc. has caused this Certificate and Memorandum of Recording of Dedicatory Instruments to be recorded in the Official Public Records of Collin County, Texas.

**PRESTWYCK HOMEOWNERS  
ASSOCIATION, INC., a Texas  
Non-Profit Corporation**

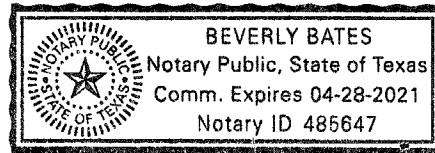


By: \_\_\_\_\_  
Its: Attorney

STATE OF TEXAS       §  
                                  §  
COUNTY OF DALLAS   §

BEFORE ME, the undersigned Notary Public, on this day personally appeared Vinay B. Patel, attorney for Prestwyck 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 12<sup>th</sup> day of January, 2021.

  
\_\_\_\_\_  
Notary Public, State of Texas

**FIRST AMENDMENT TO THE BYLAWS  
OF  
PRESTWYCK HOMEOWNERS ASSOCIATION, INC.<sup>1</sup>**

STATE OF TEXAS           §  
                                  §           KNOW ALL MEN BY THESE PRESENTS  
COUNTY OF COLLIN      §

This First Amendment to the Bylaws of Prestwyck Homeowners Association, Inc. (the “*Association*”) is effective upon recordation with the Collin County Clerk’s office:

**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 after their term has expired due to the inability to obtain quorum for a meeting in accordance with the Bylaws of Prestwyck Homeowners Association, Inc. (the “*Bylaws*”) for the purpose of electing directors, and the Association will, therefore, have difficulty complying with Section 209.00593 in the future; and

**WHEREAS**, the amendment to the Bylaws, as set forth hereinafter with specificity, was approved at a duly convened meeting of the Board of Directors held on the 5<sup>th</sup> day of January, 2021, for the sole purpose of complying with Section 209.00593.

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<sup>1</sup> The legal name of the Association is Prestwyck Homeowners Association, Inc. and the correct title of the original instrument is Bylaws of Prestwyck Homeowners Association, Inc.

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

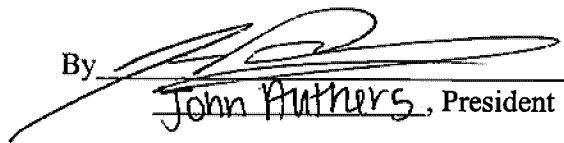
- Article 4 of the Bylaws is amended to add a new Section 4.7A and shall, in its entirety, read as follows:

**4.7A Quorum for the Election of Directors Only.**  
Notwithstanding any provision in the Bylaws or Declaration to the contrary, the presence of Members, 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 for the sole and exclusive purpose of conducting an election of directors at any meeting of the Association. No other business may be transacted at a meeting convened under this Section 4.7A. The quorum set forth in this Section 4.7A shall not be reduced for any other meeting called regardless of the provisions contained in Section 4.7. In order to conduct business of the Association at a meeting of the Members, other than the election of directors, the applicable quorum requirement contained in Section 4.7 and Section 4.8 of the Bylaws must be satisfied. In the event of a conflict between this Section 4.7A and any other provision in the Bylaws or Declaration, the terms and conditions of this Section 4.7A shall control.

SIGNED this 7<sup>th</sup> day of January, 2021.

**PRESTWYCK HOMEOWNERS  
ASSOCIATION, INC.,  
a Texas nonprofit corporation**

By

  
John Huthers, President

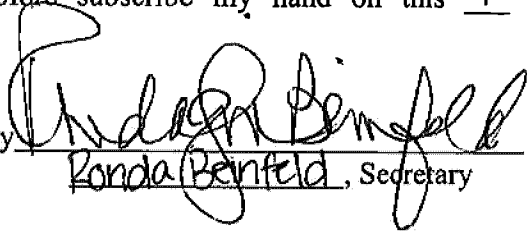
**CERTIFICATION OF AMENDMENT TO BYLAWS**

I, Ronda Beinfeld the duly elected Secretary of Prestwyck Homeowners Association, Inc., hereby certify:

That this First Amendment to the Bylaws of Prestwyck Homeowners Association, Inc. was approved by the majority vote of the Board of Directors at a duly convened Board of Directors' meeting, in which a quorum of the Directors was present, on the 7<sup>th</sup> day of January 2021, and that the same does now constitute a portion of the Bylaws of Prestwyck Homeowners Association, Inc.

IN WITNESS WHEREOF, I heretofore subscribe my hand on this 7<sup>th</sup> day of January, 2021.

By

  
Ronda Beinfeld, Secretary

## EXHIBIT B

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

- All property subject to the **Declaration of Covenants, Conditions and Restrictions for Prestwyck**, filed on **January 3, 2013** as **Instrument No. 20130103000015750**, in the **Official Public Records of Collin County, Texas**, including amendments and supplements thereto; and
- All property subject to the **Final Plat of Prestwyck**, an **Addition to the City of McKinney, Collin County, Texas**, according to the **Plat recorded in Volume 2013, Page 31**, of the **Plat Records of Collin County, Texas**; and
- All property subject to the **Final Plat of Prestwyck**, an **Addition to the City of McKinney, Collin County, Texas**, according to the **Map or Plat recorded in Volume 2014, Page 388**, **Map and/or Plat Records, Collin County, Texas**; and
- All property subject to the **Final Plat of Prestwyck**, an **Addition to the City of McKinney, Collin County, Texas**, according to the **Map or Plat recorded in Volume 2014, Page 400**, **Map and/or Plat Records, Collin County, Texas**; and
- All property subject to the **Final Plat of Prestwyck**, an **Addition to the City of McKinney, Collin County, Texas**, according to the **Map or Plat recorded in Volume 2016, Page 201**, **Map and/or Plat Records, Collin County, Texas**; and
- All property subject to the **Final Plat of Prestwyck**, an **Addition to the City of McKinney, Collin County, Texas**, according to the **Map or Plat recorded under Instrument No. 2013-361**, **Map and/or Plat Records, Collin County, Texas**; and
- All property subject to the **Final Plat of Prestwyck**, an **Addition to the City of McKinney, Collin County, Texas**, according to the **Map or Plat recorded in Volume 2015, Page 541**, **Map and/or Plat Records, Collin County, Texas**.



Filed and Recorded  
Official Public Records  
Stacey Kemp, County Clerk  
Collin County, TEXAS  
01/12/2021 02:51:37 PM  
\$46.00 NPRECELLA  
20210112000070760

*Stacey Kemp*