

AFTER RECORDING, PLEASE RETURN TO:

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

**TWENTY-FIRST SUPPLEMENTAL
CERTIFICATE AND MEMORANDUM
OF RECORDING OF DEDICATORY INSTRUMENTS FOR
WATERVIEW COMMUNITY ASSOCIATION, INC.**

STATE OF TEXAS §
 §
COUNTY OF DALLAS §

The undersigned, as attorney for the WaterView Community 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 within the WaterView Community in Rowlett, Texas, as set forth on Exhibit "B" attached hereto, hereby states that the dedicatory instrument attached hereto is a true and correct copy of the following:

- ***Fourth Amendment to the By-Laws of WaterView Community Association, Inc.*** (Exhibit "A").

All persons or entities holding an interest in and to any portion of property within the WaterView community are subject to the foregoing dedicatory instrument.

IN WITNESS WHEREOF, the WaterView Community Association, Inc. has caused this Twenty-First Supplemental Certificate and Memorandum of Recording of Dedicatory Instruments to be filed with the Office of the Dallas County Clerk, serves to supplement, only to the extent necessary, that certain Certificate and Memorandum of Recording of Association Documents for

Waterview Community Association, Inc. filed on December 3, 2008, as Instrument No. 20080378811 in the Official Public Records of Dallas County, Texas (the "Certificate"); that certain First Supplemental Certificate and Memorandum of Recording of Association Documents for Waterview Community Association, Inc. filed on June 3, 2009, as Instrument No. 200900157922 in the Official Public Records of Dallas County, Texas the (the "First Supplement"); that certain Second Supplemental Certificate and Memorandum of Recording of Dedicatory Instruments for Waterview Community Association, Inc. filed on December 22, 2011, as Instrument No. 20110 0333233 in the Official Public Records of Dallas County, Texas (the "Second Supplement"); that certain Third Supplemental Certificate and Memorandum of Recording of Dedicatory Instruments for Waterview Community Association, Inc. filed on January 23, 2012, as Instrument No. 201200018756 in the Official Public Records of Dallas County, Texas (the "Third Supplement"); that certain Fourth Supplemental Certificate and Memorandum of Recording of Dedicatory Instruments for Waterview Community Association, Inc. filed on March 21, 2012, as Instrument No. 201200080506 in the Official Public Records of Dallas County, Texas (the "Fourth Supplement"); that certain Fifth Supplemental Certificate and Memorandum of Recording of Dedicatory Instruments for Waterview Community Association, Inc., filed on February 5, 2013, as Instrument No. 201300035417 in the Official Public Records of Dallas County, Texas (the "Fifth Supplement"); that certain Sixth Supplemental Certificate and Memorandum of Recording of Dedicatory Instruments for Waterview Community Association, Inc., filed on April 3, 2013, as Instrument No. 201300102013 in the Official Public Records of Dallas County, Texas (the "Sixth Supplement"); that certain Seventh Supplemental Certificate and Memorandum of Recording of Dedicatory Instruments for Waterview Community Association, Inc., filed on April 29, 2013, as Instrument No. 201300131858 in the Official Public Records of Dallas County, Texas (the "Seventh Supplement");

that certain Eighth Supplemental Certificate and Memorandum of Recording of Dedicatory Instruments for Waterview Community Association, Inc., filed on October 1, 2013, as Instrument No. 201300310918 in the Official Public Records of Dallas County, Texas (the "Eighth Supplement"); that certain Ninth Supplemental Certificate and Memorandum of Recording of Dedicatory Instruments for Waterview Community Association, Inc., filed on November 18, 2013, as Instrument No. 201300355719 in the Official Public Records of Dallas County, Texas (the "Ninth Supplement"); that certain Tenth Supplemental Certificate and Memorandum of Recording of Dedicatory Instruments for Waterview Community Association, Inc., filed on April 22, 2014, as Instrument No. 201400092825 in the Official Public Records of Dallas County, Texas (the "Tenth Supplement"); that certain Eleventh Supplemental Certificate and Memorandum of Recording of Dedicatory Instruments for Waterview Community Association, Inc., filed on May 12, 2014, as Instrument No. 201400116084 in the Official Public Records of Dallas County, Texas (the "Eleventh Supplement"); that certain Twelfth Supplemental Certificate and Memorandum of Recording of Dedicatory Instruments for Waterview Community Association, Inc., filed on November 18, 2014, as Instrument No. 201400295066 in the Official Public Records of Dallas County, Texas (the "Twelfth Supplement"); and that certain Thirteenth Supplemental Certificate and Memorandum of Recording of Dedicatory Instruments for Waterview Community Association, Inc., filed on August 25, 2015, as Instrument No. 201500227319 in the Official Public Records of Dallas County, Texas (the "Thirteenth Supplement"); that certain Fourteenth Supplemental Certificate and Memorandum of Recording of Dedicatory Instruments for Waterview Community Association, Inc., filed on November 17, 2015, as Instrument No. 201500306486 in the Official Public Records of Dallas County, Texas (the "Fourteenth Supplement"); that certain Fifteenth Supplemental Certificate and Memorandum of Recording of Dedicatory Instruments for Waterview Community Association, Inc.,

filed on March 8, 2016, as Instrument No. 201600061784 in the Official Public Records of Dallas County, Texas (the "Fifteenth Supplement"); that certain Sixteenth Supplemental Certificate and Memorandum of Recording of Dedicatory Instruments for Waterview Community Association, Inc., filed on July 7, 2016, as Instrument No. 201600183505 in the Official Public Records of Dallas County, Texas (the "Sixteenth Supplement"); that certain Seventeenth Supplemental Certificate and Memorandum of Recording of Dedicatory Instruments for Waterview Community Association, Inc., filed on August 8, 2016, as Instrument No. 201600217196 in the Official Public Records of Dallas County, Texas (the "Seventeenth Supplement"); that certain Eighteenth Supplemental Certificate and Memorandum of Recording of Dedicatory Instruments for Waterview Community Association, Inc., filed on November 3, 2017, as Instrument No. 201700310908 in the Official Public Records of Dallas County, Texas (the "Eighteenth Supplement"); that certain Nineteenth Supplemental Certificate and Memorandum of Recording of Dedicatory Instruments for Waterview Community Association, Inc., filed on March 22, 2019, as Instrument No. 201900072065 in the Official Public Records of Dallas County, Texas (the "Nineteenth Supplement"); and that certain Twentieth Supplemental Certificate and Memorandum of Recording of Dedicatory Instruments for Waterview Community Association, Inc., filed on June 12, 2020, as Instrument No. 202000147428 in the Official Public Records of Dallas County, Texas (the "Twentieth Supplement").

WATERVIEW COMMUNITY
ASSOCIATION, INC.

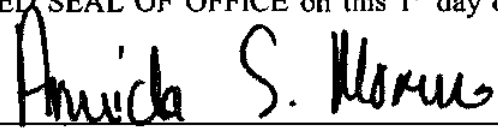
By:
Its:

Attorney

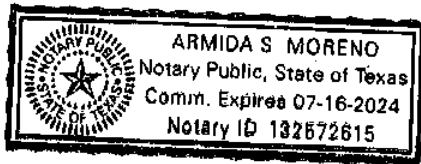
STATE OF TEXAS §
 §
COUNTY OF DALLAS §

BEFORE ME, the undersigned Notary Public, on this day personally appeared Judd A. Austin, Jr., attorney for the WaterView Community 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 1st day of December, 2020.



Notary Public, State of Texas



**FOURTH AMENDMENT TO THE BY-LAWS
OF
WATERVIEW COMMUNITY SSOCIATION, INC.**

A TEXAS NON-PROFIT CORPORATION

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

This Fourth Amendment to the Bylaws of WaterView Community Association, Inc. (the "*Association*") is made by the Board of Directors to be effective when filed with the Office of the Dallas County Clerk.

WITNESSETH

WHEREAS, the corporate affairs of the Association are governed by the Bylaws of the Association (the "*Bylaws*"); and

WHEREAS, the Bylaws were amended by that certain instrument filed of record on November 16, 2004, and recorded in Volume 2004222, Page 00218 of the Official Public Records of Dallas County, Texas (the "*First Amendment*"); and

WHEREAS, the Bylaws were amended by that certain instrument filed of record on May 31, 2005, and recorded in Volume 2005105, Page 5640 of the Official Public Records of Dallas County, Texas (the "*Second Amendment*"); and

WHEREAS, the Bylaws were amended by that certain instrument filed on June 3, 2009, as Instrument No. 200900157922 in the Official Public Records of Dallas County, Texas (the "*Third Amendment*"); and

WHEREAS, the foregoing are hereinafter referred to, collectively, as the "*WaterView Bylaws*"; and

WHEREAS, Article VI, Section 6.6(b) of the WaterView Bylaws provides that the Bylaws may be amended by a majority vote of the Directors; and



WHEREAS, the amendments to the WaterView Bylaws, as set forth hereinafter with specificity, were approved at a meeting of the Board of Directors held on November 18, 2020, by a majority vote of the Directors.

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

(A) A new Section 2.9A is added to Article II of the Bylaws and shall read, in its entirety, as follows:

2.9A. Voting by Absentee Ballot and Electronic Ballot. If authorized by the Board of Directors for any meeting of the Association, Members may vote using an absentee ballot or an electronic ballot as provided in Section 209.00592 of the Texas Property Code.

(B) Section 2.11 of Article II of the Bylaws is hereby amended and shall read, in its entirety, as follows:

2.11. Quorum. Except as otherwise provided in these By-Laws or in the Declaration, the presence (in person, by proxy, by absentee ballot or electronic ballot) of Members or Voting Members representing at least five percent (5%) of the votes in the Association shall constitute a quorum for all meetings of the Association.

(C) A new Section 2.14 is added to Article II of the Bylaws and shall read, in its entirety, as follows:

2.14. Meetings By Remote Communications Technology. The Board of Directors, at its sole discretion, may determine to hold the annual meeting or any special meeting of the Association by remote communications technology. Notice of any meeting held by remote communications technology shall be provided in accordance with the By-Laws. The Board is authorized to adopt rules and regulations governing the conduct and voting at any meeting held by remote communications technology as the Board shall deem necessary or advisable. At any meeting of the Association held by remote communications technology, where voting by electronic ballot by posting on an Internet website is allowed, voting on any matter before the members may take place during the meeting if authorized by the Board. If electronic voting by posting on an Internet website is not

available for a meeting held by remote communications technology or the Board does not authorize electronic voting during the meeting, voting on any matter before the members may only take place prior to the commencement of the meeting, and the Board may establish a date and time prior to the commencement of the meeting after which votes cast by the members will no longer be accepted or considered valid. This Section 2.14 shall control and prevail in the event of any conflict with any other provision contained in the By-Laws.

The WaterView Bylaws, except as modified herein, are hereby declared to be in full force and effect.

EXECUTED to be effective when filed with the Office of the Dallas County Clerk.

WATERVIEW COMMUNITY
ASSOCIATION, INC.

By 
President

EXHIBIT B

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

- (a) All real property subject to the Declaration of Covenants, Conditions and Restrictions for The WaterView Community, executed by Snapdragon Properties Associates, L.P., as Declarant, recorded on July 7, 1998, in Volume 98131, Page 00453, *et seq.*, in the Real Property Records of Dallas County, Texas, and any other applicable refilings or replatings thereof or amendments, corrections or supplements thereto; and
- (b) All lots and tracts of land situated in **WaterView, PHASE ONE**, an addition to the City of Rowlett, Dallas County, Texas, according to the Map or Plat thereof recorded in Volume 98203, Page 10, Map Records, Dallas County, Texas; and
- (c) All lots and tracts of land situated in **WaterView, PHASE TWO**, an addition to the City of Rowlett, Dallas County, Texas, according to the Map or Plat thereof recorded in Volume 98203, Page 9, Map Records, Dallas County, Texas; and
- (d) All lots and tracts of land situated in **WaterView, PHASE THREE**, an addition to the City of Rowlett, Dallas County, Texas, according to the Map or Plat thereof recorded in Volume 98203, Page 8, Map Records, Dallas County, Texas; and
- (e) All lots and tracts of land situated in **WaterView, PHASE 4A**, an addition to the City of Rowlett, Dallas County, Texas, according to the Map or Plat thereof recorded in Volume 99083, Page 88, Map Records, Dallas County, Texas; and
- (f) All lots and tracts of land situated in **WaterView, PHASE 4B**, an addition to the City of Rowlett, Dallas County, Texas, according to the Map or Plat thereof recorded in Volume 99137, Page 723, Map Records, Dallas County, Texas; and
- (g) All lots and tracts of land situated in **WaterView, PHASE 5A**, an addition to the City of Rowlett, Dallas County, Texas, according to the Map or Plat thereof recorded in Volume 99191, Page 423, together with a replat thereof recorded in Volume 2000097, Page 908, Map Records, Dallas County, Texas; and
- (h) All lots and tracts of land situated in **WaterView, PHASE 5B**, an addition to the City of Rowlett, Dallas County, Texas, according to the Map or Plat thereof recorded in Volume 2000151, Page 2744, Map Records, Dallas County, Texas; and

- (i) All lots and tracts of land situated in **WaterView, PHASE 5C, an addition to the City of Rowlett, Dallas County, Texas, according to the Map or Plat thereof recorded in Volume 2001129, Page 01092, Map Records, Dallas County, Texas; and**
- (j) All lots and tracts of land situated in **WaterView, PHASE 5D, an addition to the City of Rowlett, Dallas County, Texas, according to the Map or Plat thereof recorded in Volume 2000093, Page 03565, Map Records, Dallas County, Texas; and**
- (k) All lots and tracts of land situated in **WaterView, PHASE 6A, an addition to the City of Rowlett, Dallas County, Texas, according to the Map or Plat thereof recorded in Volume 2000151, Page 2738, Map Records, Dallas County, Texas; and**
- (l) All lots and tracts of land situated in **WaterView, PHASE 6B, an addition to the City of Rowlett, Dallas County, Texas, according to the Map or Plat thereof recorded in Volume 2000151, Page 2741, Map Records, Dallas County, Texas; and**
- (m) All lots and tracts of land situated in **WaterView, PHASE 6C, an addition to the City of Rowlett, Dallas County, Texas, according to the Map or Plat thereof recorded in Volume 2002040, Page 00011, Map Records, Dallas County, Texas; and**
- (n) All lots and tracts of land situated in **WaterView, PHASE 7, an addition to the City of Rowlett, Dallas County, Texas, according to the Map or Plat thereof recorded in Volume 2001001, Page 143, Map Records, Dallas County, Texas; and**
- (o) All lots and tracts of land situated in **WaterView, PHASE 8A, an addition to the City of Rowlett, Dallas County, Texas, according to the Map or Plat thereof recorded in Volume 2001058, Page 00111, Map Records, Dallas County, Texas; and**
- (p) All lots and tracts of land situated in **WaterView, PHASE 8B, an addition to the City of Rowlett, Dallas County, Texas, according to the Map or Plat thereof recorded in Volume 2002229, Page 102, Map Records, Dallas County, Texas; and**
- (q) All lots and tracts of land situated in **WaterView, PHASE 8C, an addition to the City of Rowlett, Dallas County, Texas, according to the Map or Plat thereof recorded in Volume 2003102, Page 68, Map Records, Dallas County, Texas; and**

- (r) All lots and tracts of land situated in **WaterView, PHASE 9, an addition to the City of Rowlett, Dallas County, Texas, according to the Map or Plat thereof recorded in Volume 2004019, Page 89, Map Records, Dallas County, Texas; and**
- (s) All lots and tracts of land situated in **WaterView, PHASE 10, an addition to the City of Rowlett, Dallas County, Texas, according to the Map or Plat thereof recorded in Volume 2001076, Page 02955, Map Records, Dallas County, Texas; and**
- (t) All lots and tracts of land situated in **WaterView, PHASE 11A, an addition to the City of Rowlett, Dallas County, Texas, according to the Map or Plat thereof recorded in Volume 2001076, Page 02961, Map Records, Dallas County, Texas; and**
- (u) All lots and tracts of land situated in **WaterView, PHASE 11B, an addition to the City of Rowlett, Dallas County, Texas, according to the Map or Plat thereof recorded in Volume 2001058, Page 00114, Map Records, Dallas County, Texas; and**
- (v) All lots and tracts of land situated in **WaterView, PHASE 12, an addition to the City of Rowlett, Dallas County, Texas, according to the Map or Plat thereof recorded in Volume 2001076, Page 02959, Map Records, Dallas County, Texas; and**
- (w) All lots and tracts of land situated in **WaterView, PHASE 13, an addition to the City of Rowlett, Dallas County, Texas, according to the Map or Plat thereof recorded in Volume 2002229, Page 104, Map Records, Dallas County, Texas; and**
- (x) All lots and tracts of land situated in **WaterView, PHASE 14, an addition to the City of Rowlett, Dallas County, Texas, according to the Map or Plat thereof recorded in Volume 2004221, Page 208, Map Records, Dallas County, Texas; and**
- (y) All lots and tracts of land situated in **Villas at WaterView, PHASE 1, an addition to the City of Rowlett, Dallas County, Texas, according to the Map or Plat thereof recorded in Volume 98158, Page 00608, Map Records, Dallas County, Texas; and**
- (z) All lots and tracts of land situated in **Villas at WaterView, PHASE 2, an addition to the City of Rowlett, Dallas County, Texas, according to the Map or Plat thereof recorded in Volume 98158, Page 00609, Map Records, Dallas County, Texas; and**

- (aa) **All lots and tracts of land situated in Villas at WaterView, PHASE 3, an addition to the City of Rowlett, Dallas County, Texas, according to the Map or Plat thereof recorded in Volume 98158, Page 00612, Map Records, Dallas County, Texas.**

**Dallas County
John F. Warren
Dallas County Clerk**

Instrument Number: 202000335071

eRecording - Real Property

Recorded On: December 02, 2020 11:52 AM

Number of Pages: 13

" Examined and Charged as Follows: "

Total Recording: \$70.00

******* 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: 202000335071
Receipt Number: 20201202000566
Recorded Date/Time: December 02, 2020 11:52 AM
User: Jerome M
Station: CC06

Record and Return To:

Simplifile



**STATE OF TEXAS
COUNTY OF DALLAS**

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 Dallas County, Texas.

John F. Warren
Dallas County Clerk
Dallas County, TX

A handwritten signature in black ink, appearing to be "JFW", is written over a horizontal line.