

**AMENDMENT TO
NOTICES OF FILING OF DEDICATORY INSTRUMENTS
FOR
HERITAGE RANCH**

[The Democratic Club at Heritage Ranch Bylaws; Heritage Ranch Theatre Guild Bylaws;
Heritage Ranch Men's Nine Hole Golf Association Bylaws; Heritage Ranch Variety Show
Organization Bylaws; Residential Design Guidelines Modification (Yard Ornaments March
2016); Heritage Ranch Rules & Regulations]

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

**THIS AMENDMENT TO NOTICES OF FILING OF DEDICATORY INSTRUMENTS
FOR HERITAGE RANCH** (this "Amendment") is made this 15th day of MARCH 2016, by
The Homeowners Association of Heritage Ranch, Inc. (the "Association").

WITNESSETH:

WHEREAS, U.S. Home Corporation ("Declarant") prepared and recorded an instrument entitled "First Amended and Restated Declaration of Covenants, Conditions and Restrictions for Heritage Ranch" filed of record on or about March 15, 2001, and refiled on March 20, 2001, as Instrument No. 2001-0029029, at Volume 04879, Page 01570 *et seq.*, of the Real Property Records of Collin County, Texas, as amended and supplemented (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 November 13, 2002, the Association filed a Notice of Filing of Dedicatory Instruments for Heritage Ranch at Volume 05296, Page 04427 *et seq.* of the Real Property Records of Collin County, Texas (the "Notice"); and

WHEREAS, on or about February 4, 2003, the Association filed a "First Supplement to Notice of Filing of Dedicatory Instruments for Heritage Ranch" in Volume 5349, Page 005817 *et seq.* of the Real Property Records of Collin County, Texas (the "First Supplement"); and

WHEREAS, on or about December 23, 2003, the Association filed a Second Supplement to Notice of Filing of Dedicatory Instruments for Heritage Ranch at Volume 5571, Page 000035 *et seq.* of the Real Property Records of Collin County, Texas (the "Second Supplement"); and

WHEREAS, on or about October 22, 2004, the Association filed a First Amendment to Notice of Filing of Dedicatory Instruments for Heritage Ranch at Volume 5780, Page 03187 *et seq.* of the Real Property Records of Collin County, Texas (the "First Amendment"); and

WHEREAS, on or about August 8, 2005, the Association filed a Corrected First Supplement to Notice of Filing of Dedicatory Instruments for Heritage Ranch at Volume 5976, Page 00016 *et seq.* of the Real Property Records of Collin County, Texas (the "Corrected First Supplement"); and

WHEREAS, on or about November 9, 2005, the Association filed a Third Supplement to Notice of Filing of Dedicatory Instruments for Heritage Ranch at Volume 06042, Page 03874 *et seq.* of the Real Property Records of Collin County, Texas (the "Third Supplement"); and

WHEREAS, on or about October 28, 2009, the Association filed a Second Amendment to Notice of Filing of Dedicatory Instruments for Heritage Ranch as Document No. 20091028001317340 of the Real Property Records of Collin County, Texas (the "Second Amendment"); and

WHEREAS, on or about January 30, 2012, the Association filed a Fourth Supplement to Notice of Filing of Dedicatory Instruments for Heritage Ranch as Document No. 20120130000100000 of the Real Property Records of Collin County, Texas (the "Fourth Supplement"); and

WHEREAS, on or about October 16, 2012, the Association filed a Fifth Supplement to Notice of Filing of Dedicatory Instruments for Heritage Ranch as Document No. 20121016001311940 of the Real Property Records of Collin County, Texas (the "Fifth Supplement") and

WHEREAS, on or about March 4, 2014, the Association filed a Supplement and Amendment to Notice of Filing of Dedicatory Instruments for Heritage Ranch as Document No. 2014000304000197150 of the Real Property Records of Collin County, Texas (the "Supplement/Amendment") and

WHEREAS, on or about April 23, 2015, the Association filed a Second Supplement and Amendment to Notice of Filing of Dedicatory Instruments for Heritage Ranch as Document No. 20150423000460620 of the Real Property Records of Collin County, Texas (the "Second Supplement/Amendment") and

WHEREAS, the Association desires to amend The Democratic Club at Heritage Ranch Bylaws originally recorded by the Supplement/Amendment by recording the document attached hereto as *Exhibit "A"* and incorporated herein by reference; and

WHEREAS, the Association desires to amend The Heritage Ranch Theatre Guild Bylaws originally recorded by the Fourth Supplement and the Fifth Supplement by recording the document attached hereto as *Exhibit "B"* and incorporated herein by reference; and

WHEREAS, the Association desires to amend the Heritage Ranch Men's Nine Hole Golf Association Bylaws originally recorded by the Fourth Supplement and the Supplement/Amendment by recording the document attached hereto as *Exhibit "C"* and incorporated herein by reference; and

WHEREAS, the Association desires to amend the Heritage Ranch Variety Show Organization Bylaws originally recorded by the Fourth Supplement by recording the document attached hereto as *Exhibit "D"* and incorporated herein by reference; and

WHEREAS, the Association desires to amend the Residential Design Guidelines Modification originally recorded by the Third Supplement by recording the document attached hereto

as *Exhibit "E"* (relating to Yard Ornaments) and incorporated herein by reference; and

WHEREAS, the Association desires to amend the Heritage Ranch Rules & Regulations (Sections 6.9 through 6.11) originally recorded by the Second Supplement by recording the document attached hereto as *Exhibit "F"* and incorporated herein by reference.

NOW, THEREFORE, the dedicatory instruments attached hereto as *Exhibits "A-F"* are true and correct copies of the originals and are hereby filed of record in the Real Property Records of Collin County, Texas, in accordance with the requirements of Section 202.006 of the Texas Property Code.

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

THE HOMEOWNERS ASSOCIATION OF HERITAGE RANCH, INC., a Texas non-profit corporation

By: John Waupsh

Printed Name: JOHN WAUPSH

Title: PRESIDENT OF HOA BOARD

ACKNOWLEDGMENT

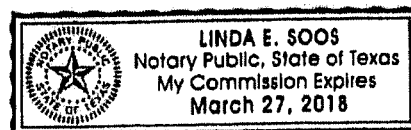
STATE OF TEXAS §
 §
COUNTY OF COLLIN §

BEFORE ME, the undersigned authority, on this day personally appeared John Waupsh, President of The Homeowners Association of Heritage Ranch, Inc., known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that (s)he executed the same for the purposes and consideration therein expressed on behalf of said corporation.

SUBSCRIBED AND SWORN TO BEFORE ME on this 15 day of March 2016.

Linda E. Soos
Notary Public - State of Texas
3/27/18
My Commission Expires

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Dedicatory Instruments

- Exhibit "A" The Democratic Club at Heritage Ranch Bylaws
- Exhibit "B" Heritage Ranch Theatre Guild Bylaws
- Exhibit "C" Heritage Ranch Men's Nine Hole Golf Association Bylaws
- Exhibit "D" Heritage Ranch Variety Show Organization Bylaws
- Exhibit "E" Residential Design Guidelines Modification (Yard Ornaments – March 2016)
- Exhibit "F" Amendment to Heritage Ranch Rules & Regulations (Sections 6.9 through 6.11)

**The Democratic Club at Heritage Ranch
BYLAWS**

ARTICLE I

NAME

The name of the association is The Democratic Club at Heritage Ranch, herein called the "Club".

ARTICLE II

PURPOSE

The purposes of The Democratic Club at Heritage Ranch are:

- To create a positive presence and build a sense of pride for Democrats at Heritage Ranch;
- To advance our democratic causes through education, communication, and active participation in the political process;
- To enjoy gatherings of friends who share our democratic values.

ARTICLE III

EFFECTIVE DATE

The effective date for the formation of The Democratic Club at Heritage Ranch shall be **June 29, 2013.**

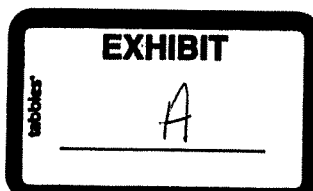
ARTICLE IV

MEMBERSHIP

Membership shall be open to any Heritage Ranch resident who is congruent with the purposes of the Club. Memberships shall be for the calendar year ending on December 31st.

ASSOCIATES

Non-residents may become Associates with no voting rights and may not hold an office in the Club.



ARTICLE V

DUES

Annual membership dues shall be recommended by the Club Board and approved by the membership. The dues may be changed at the annual meeting or at a special meeting called specifically to address dues. Membership dues shall not be prorated. Only Members in good standing with dues paid are eligible to vote or be considered for office.

ARTICLE VI

OFFICERS/BOARD OF DIRECTORS

NOTE: For purposes of this document, it shall be assumed that all uses of the terms "Club", "Board of Directors", "Board", "Officers", "Members", and "Committees", refer specifically to The Democratic Club at Heritage Ranch (DCHR) except where the HOA Board of Directors is referenced.

Members of the Board shall be President, Vice President, Secretary, Treasurer, the Immediate Past President, and a Chairperson from each of the Standing Committees who will exercise all powers of management of the Club. Each Officer shall serve without compensation.

Time, place, and frequency of meetings of the Board shall be determined by the Board.

ARTICLE VII

ELECTION OF OFFICERS

The election of Officers shall take place during the annual membership meeting in November of each year beginning in 2013. Elected Officers will take office effective January 1st and continuing through December 31st.

Officers shall be elected for a one-year term by simple majority vote of the membership present at the annual or special meeting. Officers may serve a maximum of two consecutive terms unless a candidate is unopposed and willing to accept the office.

ARTICLE VIII

DUTIES OF THE OFFICERS

The Officers shall attend and participate in all meetings.

President

The President shall preside at all meetings of the Club, shall call all special meetings and direct all activities of the Club. The President shall work in concert with the Heritage Ranch Activities Committee, to ensure cooperative understanding of all Club events at Heritage Ranch. The President shall, with Board approval, appoint all Committee chairpersons and serve ex-officio on all Committees. The President, or a designee of the President, shall represent the Club on all advisory Committees.

Vice President

The Vice President shall act on behalf of the President during any absence and perform the duties of the President. The Vice President shall serve the unexpired term of the President should the President leave office. The Vice President shall represent the Club on any advisory Committees.

The Vice President shall be responsible for chairing the Nominating Committee.

Secretary

The Secretary shall record and maintain the minutes of each meeting and distribute them to the membership. The Secretary shall write all letters, invitations and thank you notes as deemed appropriate.

Treasurer

The Treasurer shall maintain a roster of all active Members and their standing. The Treasurer shall receive all monies of the Club and deposit such funds in a non-interest bearing account of a recognized bank. The Treasurer or President shall sign all authorized warrants and checks drawn on funds of the Club. All financial obligations shall be approved and authorized by the Board before payment. All checks shall be signed by the President or the Treasurer. The Treasurer shall keep an itemized account of all financial transactions and render a report of receipts, disbursements and account balances at each meeting. The Treasurer shall ensure that new Members have been properly billed.

Immediate Past President

The Immediate Past President shall perform duties as directed by the President and shall be a voting member of the Board.

ARTICLE IX

REMOVAL OF OFFICERS

Any Officer may be removed from the Board for failure to attend three (3) consecutive scheduled meetings of the Board, which have been duly noticed in accordance with notification of scheduled meetings.

A vacancy in any position shall be filled by the Board. The appointment shall last for the balance of the vacant term.

ARTICLE X

COMMITTEES

The Board shall authorize and define the powers and duties of Committees. The President, with the Board's approval, shall appoint the Chairpersons of all standing and ad hoc Committees. The Chairperson of each Committee shall obtain volunteers to serve on each Committee. Each Committee shall obtain Board approval for all major Committee events.

The Committees shall work closely with the Board in a mutually beneficial relationship.

The Standing Committees of The Democratic Club at Heritage Ranch are:

- Communications
- Education
- Membership
- Political Activities
- Social

Nominating Committee:

The Vice President shall chair the Nominating Committee which shall consist of a minimum of three Members.

The Nominating Committee shall assemble a list of nominees who have expressed an interest to serve as an Officer on the Board.

The Nominating Committee shall mail/email the proposed slate of officers to the Members thirty (30) days prior to the Annual Meeting and create the ballots for voting ten (10) days prior to the Annual Meeting.

ARTICLE XI

GENERAL RULES

Additional event fees may be charged for other activities.

ARTICLE XII

AMENDMENT TO THE BYLAWS

These Bylaws may be altered, amended, or repealed by simple majority of the ballots cast at the regular Annual Meeting or at any special meeting of the Members called for that purpose.

The Members shall not have the power to change the purpose of the Club so as to decrease its rights and powers or to deprive any Member of rights and privileges then existing, or to amend the Bylaws to deviate from the original intents and purposes of the Club.

Notice of any amendment to be made at a special meeting of the Members must be distributed to the membership at least ten (10) days before such meeting and must set forth the amendments to be considered. Any amendments to these Bylaws must be approved by the HOA Board of Directors.

Approved by the Board of The Democratic Club at Heritage Ranch

July Welch, Jim Fritze, Becky Price, Andy Lepine Date June 14, 2013

Approved by the Membership of The Democratic Club at Heritage Ranch

Juley Welch, President of The Democratic Club at Heritage Ranch Date June 29, 2013

Approved as amended by The Democratic Club at Heritage Ranch

Catharine A. Mangarelli Date November 12, 2015

Approved by the Activities Committee Resident Organization

Burton Dill Date 12/18/15

Approved by the HOA Board

John Wappler Date 12/18/15

**HERITAGE RANCH THEATRE GUILD
BYLAWS**

ARTICLE I

NAME

The name of the club is the Heritage Ranch Theatre Guild (Guild).

ARTICLE II

EFFECTIVE DATE

The effective date for the formation of the Heritage Ranch Theatre Guild shall be August 8, 2008.

ARTICLE III

PURPOSE

The Guild is an independent, non-profit entity that may develop and present Heritage Ranch productions for the enjoyment of our residents as well as the outside community.

ARTICLE IV

MEMBERSHIP

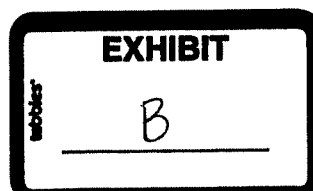
- A. The Guild is headquartered at Heritage Ranch and is made up of Heritage Ranch residents.
- B. Membership shall be open to anyone living in Heritage Ranch who enjoys performing, or who wishes to assist in other aspects of play production or administrative activities of the Guild. The only qualification is payment of the annual dues and a willingness to participate in the work of the Guild.

ARTICLE V

DUES

Dues are subject to change by recommendation of the Guild Board and a vote of the membership. Dues must be paid on or before March 31 of each year. The dues may be changed at the Annual Meeting or at a special meeting called specifically to address dues. Membership dues shall not be prorated.

Only Guild members with dues paid in good standing are eligible to vote or to be considered for office.



ARTICLE VI

OFFICERS/BOARD OF DIRECTORS

NOTE: For purposes of this document, it shall be assumed that all uses of the terms "Guild", "Board of Directors", "Board", "Officers", and "Members", refer specifically to the Heritage Ranch Theatre Guild (Guild) except where the HOA Board of Directors is referenced.

There shall be a Guild Board elected as provided, hereinafter referred to as the "Board."

Members of the Board shall be the President, Vice President, Secretary, Treasurer and Production Manager, who will exercise all powers of management of the Guild. Each Guild Officer shall serve without compensation.

ARTICLE VII

ELECTION AND TERMS OF OFFICE

The election of Officers shall take place during the Annual Membership Meeting in December of each year. Elected Officers will take office effective January 1 following the election.

Terms of office shall be for two (2) years and shall commence on January 1. The President and Treasurer shall be elected in the same year. The Secretary, Vice President, and Production Manager shall be elected for a two (2) year term in alternate years. In the unforeseeable event that more than one Board position is vacated at the same time, a special election shall be convened by the Board.

Individuals residing in the same home may not serve on the Board concurrently.

ARTICLE VIII

DUTIES OF OFFICERS

PRESIDENT: The President shall be responsible for all operations of the Guild, participating in all events and activities; shall support the efforts and functions of all other Board members; shall ensure that all Board members and the general membership are apprised of their responsibilities, activities, and actions planned or in progress; shall preside at all Board and membership meetings; shall bring to the attention of the Board any and all grievances and complaints; and shall, with Board approval, appoint Committee chairpersons, as well as support and oversee the activities of Committees. The President shall attend all Activity Committee meetings. The President shall attend Ballroom Improvements Sub-Committee meetings when the Production Manager is unavailable to attend.

VICE PRESIDENT: The Vice President shall participate in all Board and Guild activities and shall assume and perform all duties of the President when that individual is absent. The Vice President shall serve the unexpired term of the President, should the President leave office. The Vice President shall head the Membership Committee. The Vice President shall chair the Nominating Committee for each general election of Board members. The Vice President shall be responsible for submitting articles to the *Ranch Reporter* as well as to outside sources, as determined by the Board. The Vice President shall work with the Director of

each play to prepare the flyer, the poster, the email blasts, and the program, making sure each is completed in a timely manner.

SECRETARY: The Secretary shall record, transcribe, and maintain minutes of all Board and general membership meetings. A copy of the Board minutes shall be sent to each Board member, and a copy of all general membership minutes shall be sent to all Members. The Secretary shall maintain files and records pertaining to the Guild activities. The Secretary shall be responsible for all communications to the Board and the membership. The Secretary shall serve as Treasurer, if needed.

TREASURER: The Treasurer shall receive all membership dues and other funds unrelated to ticket sales of the Guild and deposit such funds in a non interest bearing account of a recognized bank. The Treasurer shall sign all authorized warrants and checks drawn on funds of the Guild. All financial obligations shall be approved and authorized by the Board before payment. The Treasurer shall keep an itemized account of all financial transactions and render a report of receipts and disbursements at each meeting. The Treasurer shall maintain the membership roster to include the name, address, phone number and email address of each Member and shall provide the roster to the Secretary for distribution to the membership.

If ticket sales are necessary for performances or events of the Guild, revenues shall be collected by the Heritage Ranch Homeowners Association (HRHOA). The Treasurer shall keep an itemized account of all financial transactions for such events and render a report of receipts and disbursements at each meeting.

Production expenditures are paid by the Treasurer and reimbursed to the club by the HOA from ticket sales revenue. Expenditures in excess of one hundred dollars (\$100.00) which are non production related, must be approved by a quorum of the Board. Any Member presenting a bill to the Treasurer for expenses must present a valid receipt before reimbursement can be made. Only the Play Selection Committee (PSC) Chairperson or the Production Manager may authorize the Treasurer to order new scripts.

PRODUCTION MANAGER: The Production Manager shall work with the Director in development of a production plan, and shall (if necessary) appoint a committee known as the Production Committee to assist in all artistic and technical aspects of the production. The Production Manager shall schedule performance dates and rehearsal dates with the Community Events Director (CED). The Production Manager shall attend all Ballroom Improvements Sub-Committee meetings.

ARTICLE IX

NON- BOARD MEMBERS AND COMMITTEES

Director: The Director shall consult with the Production Manager to create and adhere to the production plan; shall work with the Production Manager to schedule performance dates and rehearsals well in advance of the production, and shall be in charge of all rehearsals. The Director is not a member of the Board.

Play Selection Committee (PSC): The Play Selection Committee shall be a standing Committee reporting to the Board; and shall consist of no less than five (5) and no more than seven (7) appointed Members including the PSC Chair. Vacancies on the Committee shall be filled by appointment by the PSC Chair. The PSC is responsible for finding, reading, and recommending plays.

The PSC shall recommend specific plays to the Board to be presented during the calendar year. The Board shall have final approval of the plays to be presented. Committee members shall have term limits of two years but may be asked to continue for an additional two years.

Nominating Committee: To provide candidates for the annual election in December, the Vice President shall head a Nominating Committee, which shall be responsible for recruiting candidates for each vacant Board position and for preparing a ballot form containing the candidates' names for each office. If the Vice President is running for an office, the Board shall appoint the head of the Nominating Committee. The Nominating Committee shall be composed of the Vice President, or the Board-appointed Member, and four (4) Guild members selected by the Vice President or the Board-appointed Member.

Other Committees: Each Board member shall be responsible for providing supervision for designated Committees. These Committees may be permanent, such as the Production Committee, the Social Committee, and the Historical Committee, or they may be designated for a single, specific project such as purchase of a particular piece of equipment or a special Guild need.

ARTICLE X

REMOVAL OF OFFICERS

Any officer may be removed from the Board for failure to attend three consecutively scheduled meetings of the Board, which have been duly noticed in accordance with notification of scheduled meetings.

A vacancy in any Board position shall be filled by the Board. The appointment shall be for the balance of the vacated term.

ARTICLE XI

GENERAL RULES

MEETINGS

General meetings of the membership shall be held quarterly on the third Thursday of March, June, September, and December unless designated otherwise by the Board. A quorum shall be required as defined below. Board meetings will normally be held once a month. A quorum for the Board shall be three of the five Members present. Special meetings of the membership may be called as needed.

RULES OF ORDER AND QUORUM

Parliamentary procedures set forth in *Robert's Rules of Order* shall govern the meetings of the Guild. The quorum for general membership meetings of the Guild shall require a majority of the Board and either twenty-five (25%) of the membership or at least twelve (12) Members in attendance.

GUEST PERFORMERS

The Board has the discretion to invite non-resident guest performers to appear in a particular production requiring an actor in a role for which no resident was deemed to be qualified during the audition process. The Board also has the discretion to invite non-resident guest Directors for a particular production for which there are no qualified or interested resident Directors within the Heritage Ranch community. The invitation to the guest performer or Director must be approved by the HOA Board prior to the commencement of rehearsals as required by the Heritage Ranch Policy, "Non-Resident Participation," paragraph D.

PURCHASES

All technical equipment purchase requests shall be submitted to the Ballroom Improvements Sub-Committee for review, approval and purchase. Such equipment shall become the property of the HOA. Set, production, performance supplies and materials (Consumables) purchased by the Guild for its own internal use are subject only to approval by the Guild membership and/or the Board as described in ARTICLE VIII, Treasurer's Duties.

ANNUAL AUDIT

An annual audit of the Treasurer's books shall be completed prior to the December general meeting each year. The President shall appoint an Audit Committee for this purpose.

ARTICLE XII

AMENDMENTS

These Bylaws may be amended, appealed, or altered in whole or in part by a majority of the membership present at any regular or special meeting, provided that the general membership has been notified of such proposed action at least ten (10) days prior to such consideration. All proposals of amendments shall be submitted to the Board at least thirty (30) days prior to their consideration by the general membership. Any amendment(s) to these Bylaws must be approved by the HOA Board of Directors.

By-Laws initially approved 8/2/08, revised August 2012.

Amended and approved by HRTG Membership

Anthony Macaluso Date: January 18, 2016
Anthony Macaluso, President

Approved by the Activities Committee Resident Organization

Emeryn Will Date 2/19/2016

Approved by the HOA Board

John Wansoh Date 2/19/2016

HERITAGE RANCH MEN'S NINE HOLE GOLF ASSOCIATION BYLAWS

ARTICLE I

NAME

The name of the organization shall be the Heritage Ranch Men's Nine Hole Golf Association known as the HRMNHGA and hereinafter referred to as the "Association". The Association is non-profit and the period of its duration is perpetual.

ARTICLE II

PURPOSE

The purpose shall be to promote interest in and improvement of golf among all Association members and to increase participation in golf among all members of Heritage Ranch.

ARTICLE III

MEMBERSHIP

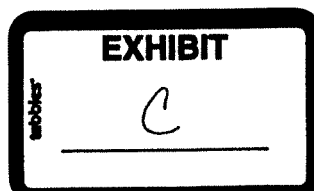
Membership shall be open to any male who is either an owner, resident, annual pass holder or prospective owner under contract at Heritage Ranch, or a non-resident annual pass holder.

ARTICLE IV

Note: For purposes of this document, it shall be assumed that all uses of the terms "Association", "Board of Directors", "directors", "Board", "Officers" and "members", refer specifically to the Heritage Ranch Men's Nine Hole Golf Association (HRMNHGA), except where the HOA Board of Directors is referenced.

OFFICERS / BOARD OF DIRECTORS

The affairs of the Association shall be managed by the Board of Directors elected by the membership, hereafter referred to as the "Board". The Board shall consist of seven



members. Members of the Board shall be the President, Vice President, Secretary, Treasurer, the immediate Past President, and two directors.

Each Board member shall serve for a term of one (1) year. The term shall begin November 1st following his election and end with the election term or appointment of a replacement member. Each Board member shall serve without compensation and may serve consecutive terms. The retiring President shall receive an automatic appointment to the Board until replaced. Following this term, a Past President may again stand for election to any office in the Association and so serve if elected.

In the event of death, resignation, or other vacancy, or absence of a member of the Board, the vacancy shall be filled by a member appointed by the President and approved by the remaining Board members. The appointee shall serve until the next election of directors.

Each Board member shall have one (1) vote.

The Director of Golf and/or the Head Professional at Heritage Ranch shall serve as ex-officio members of the Board of Directors.

Time, place and frequency of meetings of the Board shall be determined by the Board.

ARTICLE V

DUES

The annual fee/dues shall be set by the Board of Directors, and so noted in the minutes of the Annual Meeting. The annual fee/dues must be paid on or before January 1st of each year. The annual fee/dues shall be set by a majority vote of the Board, and approved by a majority vote of the members present at a regular or special meeting. Fees/dues may be changed by the Association at the Annual Meeting or any special called meeting. New members' fees/dues shall be prorated and are payable when billed. Rejoining members shall be charged the full yearly annual fee/dues. Should any member be in default by ninety (90) days or more in the payment of any dues, assessment, or service fees imposed by virtue of these Bylaws or by directive of the Board, such member shall be automatically terminated from membership. Only members with fees/dues paid in good standing are eligible to cast one vote (1) or to be considered for office.

ARTICLE VI

DUTIES OF OFFICERS

President

The President shall preside at all meetings of the Association, shall call all special meetings and direct all activities of the Association. The President shall also work in concert with the Heritage Ranch Management, the Head Professional, and the Director of Golf to ensure cooperative understanding of all Association events and promotion of golf at Heritage Ranch. The President shall, with Board approval, appoint committee chairpersons and serve ex officio on all committees.

Vice President

The Vice President shall perform duties as directed by the President. The Vice President shall represent the Association on any advisory committees.

Secretary

The Secretary shall record the minutes of all Membership and Board meetings. The Secretary shall write all communications as deemed appropriate.

Treasurer

The Treasurer shall receive all moneys of the Association and deposit such funds in a non interest bearing account of a recognized bank. He shall sign all authorized warrants and checks drawn on funds of the Association. In his absence, the President shall act. All financial obligations shall be approved/authorized by the Board before payment. All checks shall be signed by either the President or the Treasurer. The Treasurer shall keep an itemized account of all financial transactions and render a report of receipts and disbursements at each meeting. The Treasurer shall ensure that new members have been properly billed.

Past President

The immediate Past President shall perform duties as directed by the President and shall be a voting member of the Board. The Past President shall also serve on the Heritage Ranch Golf Committee.

ARTICLE VII

VACANCIES/ATTENDANCE

A non Board vacancy in any position shall be filled by appointment by the President. The appointment shall last for the balance of the vacant term.

Attendance at Board meetings and General Membership meetings is critical. Excessive absences may constitute a vacancy by majority vote of the Board.

ARTICLE VIII

MEETINGS

The Annual General Membership Meeting shall be each year, usually in October in conjunction with the annual tournament, as determined by the Board. Additional General Membership meetings shall be called as necessary by the Board.

A quorum for the Board shall be four (4) members present. A vote for any General Membership meeting shall be a majority of those members present.

ARTICLE IX

ELECTIONS/TENURE

The election of Officers and Directors shall be held each year at the General Membership Meeting. Board vacancies shall be filled from a slate of qualified nominees, presented by a nominating committee appointed by the President. Nominations may be made from the floor at the Annual Meeting provided that nominees are qualified and have given prior consent.

The new Board shall take office on the first day of November each year. A Board member may succeed himself for only one additional one year term if elected. Board vacancies that unexpectedly occur during the year will be filled by appointment of a replacement by the President, and approved by a majority of the remaining Board as referred to in Article IV.

ARTICLE X

OBLIGATIONS AND DISCIPLINES

The acceptance of membership in the Association shall bind each member to uphold the provisions of these Bylaws of the Association and to accept and enforce all rules and decisions of the Board, acting within the Board's jurisdiction.

Any member may be subject to suspension or expulsion for unbecoming conduct detrimental to the game of golf, the good name of the Association and/or its proper functioning or administration. Any charges must be in writing. Any member failing in his obligations as set forth herein may be suspended or expelled by a two thirds majority vote of the Board, provided such member shall have been given due notice of the charges against him and an opportunity to speak in his defense.

Any member expelled for cause shall have a prorated refund of his membership dues for the unexpired term of the year.

ARTICLE XI

COMMITTEES

Standing Committees are Membership Committee and Tournament Committee. The duties of these committees are as follows:

Membership Committee, shall report to the Board and be responsible for promoting the interest in and improvement of golf among Association members, and to increase participation in golf among all members of Heritage Ranch.

Tournament Committee, shall report to the Board and be responsible for recommending tournament dates, type of competition, tee markers and other matters related to golfing events. The Committee shall work closely with the Director of Golf and the Head Professional in these matters.

All other Committees deemed necessary shall be determined by the Board and a Chairman selected by the President. A Chairman assigned by the President, shall serve to the end of the current term of the Board.

The Board shall authorize and define the powers and duties of Committees. Openings for Chairmen and members of said Committees shall be posted in order that volunteers can be

accepted annually and approved by the Board. Each Committee shall obtain Board approval for all major Committee events. In the absence of an appointed Committee, the duties will be assumed by the Board.

Other Committees may consist of:

Handicap Committee, shall report to the Board and be responsible to ensure all individuals participating in any Association event have an established Heritage Ranch handicap as outlined herein, and are in good standing.

Communications Committee, shall report to the Board and be responsible for publications and notifications to the membership and to new residents of Heritage Ranch to inform them of the Association.

Greens Committee, shall report to the Board and work closely with the Director of Golf, the Head Professional, and the Golf Course Superintendent, assisting them in any way possible, and shall act as the liaison for the Association with concerns relating to the upkeep and maintenance of the Heritage Ranch Golf Course.

Rules Committee, shall report to the Board and be responsible for promoting respect for and adherence to the USGA Rules of golf. The Committee shall work closely with the Director of Golf and the Head Professional in developing education programs designed to advance the members' knowledge of the rules.

ARTICLE XII

GENERAL RULES

1. All members are eligible to play in any tournament. However, to qualify for prizes, members must be a member in good standing and have an established GHIN handicap or handicap trend (5 rounds).
2. Each tournament may have a fee charged above the annual dues fee. The additional fee charged will be used for prizes. Participants will be responsible for their cart and green fees and food supplied through Heritage Ranch Golf and Country Club.
3. A maximum handicap for a member will be 36 for 18 holes.
4. Members of the Association must post all scores of 9 holes or more and indicate the color of tee box played. They must all sign, date and show all players last names on the scorecard.
5. Handicaps will be posted at the Pro Shop.

6. Unless otherwise specified all putts in tournaments shall be putted out.
7. Except where otherwise specified, rules of the USGA shall govern.
8. Unless otherwise indicated, the Tournament Committee shall base eligibility to play a specific set of tees during club tournaments exclusively on a player's handicap index, without regard to age, according to recommendations set forth by the USGA.
9. All tournament rounds should be completed within two and one half hours.

ARTICLE XIII

MISCELLANEOUS

Should the Association be dissolved by $\frac{3}{4}$ vote of the Association members present at any meeting called by the President, or by these Bylaws, all moneys due the Association or moneys derived from the sale of the Association assets, shall be distributed as set forth by majority vote of the members present at this meeting after payment of all just debts and obligations of the Association.

Robert's Rules of Order shall prevail at all meetings of the Association and of the Board unless provided otherwise.

All balloting and voting shall be by written or voice ballot.

ARTICLE XIV

AMENDMENT TO BYLAWS

The Bylaws or any part thereof may be amended, added to, or deleted by a majority vote of the entire Board of Directors and a majority vote of members present at a regular or special meeting.

The members shall not have the power to change the purpose of the Association so as to decrease its rights and powers or to deprive any member of rights and privileges then existing, or so to amend the Bylaws to deviate from the original intents and purposes of the Association.

The majority vote required by the Board may be obtained either by (a) voice vote at a

meeting, or (b) written consent received by the Association within fifteen (15) days after such meeting. Proposed amendments or changes to the Association Bylaws shall be presented in duly written form to each member a minimum of thirty (30) days, and not more than seventy-five (75) days before being voted on by the members at a regular or special meeting.

Any amendments to these bylaws must be approved by the HOA Board of Directors.

ARTICLE XV

BYLAW ADOPTION

Bylaws of the Heritage Ranch Men's Nine Hole Golf Association were approved and legally adopted by the Board of Directors meeting in Fairview, Texas June 12, 2007 and were ratified and reconfirmed at the regular Association meeting in Fairview, Texas June 12, 2007.

Amended and Approved by the HRMNHGA membership January 15, 2009

Amended and Approved by the HRMNHGA membership June __, 2011

Amended and Approved by the HRMNHGA membership February 5, 2013

Amended and Approved by the HRMNHGA membership June 4, 2013

Amended and Approved by the HRMNHGA membership April 7, 2015

Approved by the Activities Committee Resident Organization

Carolyn Dill Date 6/2/2015

Approved by the HR HOA Board

John Wapsh Date 6/2/2015

**HERITAGE RANCH VARIETY SHOW ORGANIZATION
BYLAWS**

ARTICLE I

NAME

The name of the organization is the Heritage Ranch Variety Show Organization (HRVSO).

ARTICLE II

EFFECTIVE DATE

The effective date for the formation of the Heritage Ranch HRVSO shall be February 29, 2008.

ARTICLE III

PURPOSE

The Heritage Ranch Variety Show Organization (HRVSO) is an independent non-profit organization whose purpose is to develop, organize and administer the Annual Variety Show

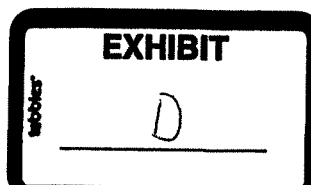
ARTICLE IV

MEMBERSHIP

Membership shall be open to any Heritage Ranch resident and is a requirement for any Variety Show cast and crew participant to have voting rights.

ARTICLE V

DUES



Membership dues shall be recommended by the HRVSO Board and approved by the membership. Only Members with dues paid in good standing are eligible to vote or to be considered for office.

ARTICLE VI

NOTE: For purposes of this document, it shall be assumed that all uses of the terms "Organization", "Board of Directors", "Board", "Officers", and "Members", refer specifically to the Heritage Ranch Variety Show Organization (HRVSO) except where the HOA Board of Directors is referenced.

OFFICERS / BOARD OF DIRECTORS

Members of the Board shall be the President, Vice President, Secretary, and Treasurer. The officers shall exercise all powers of management of the HRVSO. Each Officer shall serve without compensation.

Time, place and frequency of meetings of the Board shall be determined by the Board.

ARTICLE VII

ELECTION OF OFFICERS

The election of Officers shall take place during the Annual Membership Meeting in January of each year. Elected Officers shall take office effective February 1, following the election and continue through January 31 of the next year.

Terms of office shall be for two (2) years. The President and Treasurer shall be elected the same year. The Vice-President and Secretary shall be elected in an alternate year. Officers may serve a maximum of two consecutive terms unless the candidate is unopposed and willing to accept the office.

Two members in the same household cannot both serve on the Board at the same time.

Board members shall be elected by majority vote by those present at the Annual Meeting.

ARTICLE VIII

DUTIES OF OFFICERS

President

The President shall preside at all meetings of the HRVSO, shall call all special meetings and direct all activities of the HRVSO. The President shall also work in concert with the Heritage Ranch Activities Committee to insure cooperative understanding of all events at Heritage Ranch. The president shall, with Board approval, appoint committee chairpersons and serve ex officio on all committees. The President shall represent the HRVSO on any advisory committees.

The President's duties shall include working with the Facility Scheduler regarding the scheduling of the Ballroom for the Variety Show including all of the technical and dress rehearsals.

The President shall serve as an ex-officio Member on all committees or may designate that the Vice-President serve on such committees.

Vice President

The Vice President shall act on behalf of the President during any absence and perform the duties of the President. The Vice President shall serve the unexpired term of the President should the President leave office. The Vice-President shall represent the Board on the appointed committees.

The Vice-President shall serve as an ex-officio Member on designated committees as directed by the President.

The Vice President shall be responsible for chairing the Nominating Committee.

Secretary

The Secretary shall record and maintain the minutes of each meeting and distribute them to the membership. The Secretary shall write all letters, invitations and thank you notes as deemed appropriate. The Secretary shall maintain a roster of active Members and their standing.

Treasurer

The Treasurer shall receive all membership dues and other funds unrelated to ticket sales of the HRVSO and deposit such funds in a non interest bearing account of a recognized bank. The Treasurer or President shall sign all authorized warrants and checks drawn on dues related funds, up to twenty-five dollars (\$25.00).

Expenditures and financial obligations in excess of twenty-five dollars (\$25.00) shall be approved and authorized by the HRVSO Board before payment.

If ticket sales are necessary for performances, revenues shall be collected by the Heritage Ranch Homeowners Association (HRHOA). The HRHOA shall be responsible for charging the appropriate sales tax and for payment of related expenses.

The Treasurer shall route all production related expenses to the HRHOA through the Community Events Director (CED) for payment by the HRHOA. The Treasurer shall keep an itemized account of all financial transactions for non production and production related expenses and render a report of receipts and disbursements at each meeting.

ARTICLE IX

REPLACEMENT OF OFFICERS

A vacancy in any position shall be filled by the HRVSO Board. The appointment shall last for the balance of the vacant term.

ARTICLE X

COMMITTEES

The HRVSO Board shall authorize and define the powers and duties of Committees as deemed necessary. The HRVSO Board and voting Members shall select and approve the Director for each year's Annual Show.

Two members in the same household cannot serve on the same committee at the same time.

All committee decisions must be presented to the HRVSO Board for final approval.

NOMINATING COMMITTEE

The Vice President shall chair the Nominating Committee which shall consist of as many as three Members as deemed necessary.

The Nominating Committee shall assemble a list of nominees who have expressed their interests to serve as an Executive Officer on the HRVSO Board.

The Nominating Committee shall mail/email the proposed slate to the Members thirty (30) days prior to the Annual Meeting and create ballots for voting ten (10) days prior to the Annual Meeting.

ARTICLE XI

GENERAL RULES

A HRVSO Member may participate in a maximum of two acts.

The Variety Show Form for an act shall be completed and submitted to the front desk of the Heritage Ranch Clubhouse no sooner than the date established by the HRVSO Board. The Form shall be date and time stamped with a receipt given to the person submitting the form. Only Heritage Ranch residents can participate in an act, with exceptions as described in Article XII.

There will be a reasonable ticket charge for the HRVSO Annual Show designed to fit within the Heritage Ranch residents' budget.

ARTICLE XII

NON-RESIDENT PARTICIPATION

The HRVSO Board has the discretion to invite non-resident guest performers and/or crew to appear in a particular production for which no resident was deemed to be qualified during the audition process. Examples of these are Director, Musician, Dancer, Actor, etc. The invitation to the guest performer and/or crew must be approved by the HOA Board of Directors prior to the commencement of rehearsals as required by the "Non-Resident Policy," paragraph D.6.

ARTICLE XIII

AMENDMENT TO BYLAWS

These Bylaws may be altered, amended, or repealed by simple majority vote of the ballots cast at the regular Annual Meeting or at any special meeting of the Members called for that purpose.

The Members shall not have the power to change the purpose of the Organization so as to decrease its rights and powers or to deprive any Member of rights and privileges then existing, or so to amend the Bylaws to deviate from the original intents and purposes of the Organization.

Notice of any amendment to be made at a special meeting of the Members must be distributed to the membership at least ten (10) days before such meeting and must set forth the amendments to be considered.

Any revisions to these Bylaws must be approved by the HR HOA Board of Directors.

Approved by the HRVSO Membership

Sylvia Macaluso Date: March 13, 2015

Approved by Activities Committee Resident Organization

Caroline Dill Date: 8/3/2015

Approved By HR Board of Directors

John Waupsh Date 8/3/2015

Checked by AVG - www.avg.com

Version: 10.0.1430 / Virus Database: 2641/5719 - Release Date: 04/01/13

RESIDENTIAL DESIGN GUIDELINES MODIFICATION
Yard Ornaments
March 2016

The Architectural Review Committee has reviewed the current Guideline related to Yard Ornaments and has determined that the Guideline should be amended. The Guideline presently in effect consists of that included in the original Design Guidelines and the Amendment 7 added in August, 2007 as shown below.

CURRENT GUIDELINES

Design Guidelines

Sec. III, Article C, Lifestyle Accessories, Subparagraph 15, Yard Ornaments, page 15

Original Guideline:

"Yard ornaments, including, but not limited to bird houses, fountains, sculpture, statues, and banners require ARC approval. Approval of yard ornaments is at the discretion of the ARC. Yard ornaments not compatible with the architectural style of Heritage Ranch or that are not proportionate to the location will not be approved.

The following paragraph was added to the above paragraph by Amendment 7 to the Residential Guidelines for Heritage Ranch in August, 2007.

"Yard ornaments are defined as any non-living item placed in the uncovered yard of a residence. Items placed on covered patios and porches shall not be considered yard ornaments. Yard ornaments less than 12" high, 12" wide and 12" deep do not require ARC approval. All other yard ornaments require ARC approval. A maximum of four yard ornaments, regardless of size may be displayed per home. All yard ornaments must be located within 10 feet of the front of the bricked residence, must be consistent with community décor and may not reflect obscenity, political messages or offensive symbols, pictures or words as reasonably determined by the ARC. Exceptions to the foregoing must be approved by the ARC."

RECOMMENDED CHANGES

The Architectural Review Committee recommends the following change. Delete both the original paragraph and the 2007 amendment above and replace with the following paragraph.

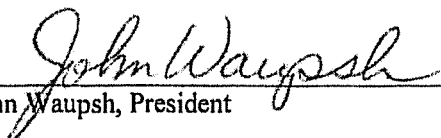
FINAL RECOMMENDED VERSION

Yard ornaments are defined as non-living ornamental items placed in the uncovered yard of a lot. Yard ornaments must be approved by the Architectural Review Committee (ARC) and such approval shall be at the discretion of the ARC.

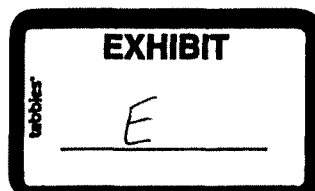
- All yard ornaments must be consistent with the architectural style and community décor of Heritage Ranch, must be proportionate to the intended location and shall not reflect obscenity, political messages or offensive symbols, pictures or words, as determined by the ARC.
- A maximum of four yard ornaments, regardless of size, composition and/or configuration may be displayed in the front yard and a maximum of four may be displayed in the rear yard.
- The front yard is the area from the front property line and along each side of the property to the back wall of the house.
- The rear yard extends from the back wall of the house to the rear property line.

Exceptions to any of the foregoing criteria shall require approval by the ARC.

Approved by The Board of Directors of The Homeowners Association of Heritage Ranch, Inc.


John Waupsh, President

3/7/2016
Date



The Board of Directors of The Homeowners Association of Heritage Ranch voted unanimously to change the Heritage Ranch Rules & Regulations Sections(s) 6.9 through 6.11 as follows:

6.9 DRESS CODE

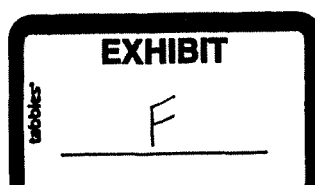
Members are responsible for seeing that their guests and families conform to the dress code. **Club Management reserves the right to refuse Corral Grill, Outpost, Golf, Tennis, Swimming or Fitness Center privileges to anyone it determines to be in violation of the dress code.**

- (a) **Golf** – Shirts must be worn at all times on the course and within the social area of the Club. Men's and boy's shirts must have collars or mock neck. Shorts must be of Bermuda-length or a style specifically designed for golf. Golf or soft soled shoes must be worn on the course at all times. Ladies' and girls sleeveless tops must have a collar. A collar is optional on tops with sleeves. All the following types of clothing are prohibited on the golf course: denim pants or shorts, short shorts, cutoffs, running shorts, tennis length skirts, t-shirts, tank tops and sweatshirts.
- (b) **Tennis** – Members and accompanied guests must wear appropriate attire in styles specifically designed for tennis at all times while using the tennis facilities. Only shoes (sneakers) specifically designed for tennis are allowed on the tennis courts; no black-sole shoes of any type. Items not specifically associated with tennis, such as but not limited to, bikes, scooters, etc. are not allowed on the Court.
- (c) **Swimming** – Only proper swimming attire is permitted in the pool areas. Cutoffs are prohibited. Adults may wear street clothes with rubber soled shoes when they are present to supervise their guests. Wet bathing suits are not permitted outside the pool areas. No golf clubs, golf balls or other non-swimming equipment is allowed in the pool area.
- (d) **Fitness Center**—Since this facility is designed for exercise and the well-being of Heritage Ranch residents and guests, the **dress code is relaxed to accommodate freedom of movement and ease of equipment use.** However, if a Fitness Center user wishes to go to other areas of the clubhouse where the dress code is less relaxed, the resident/guest **must change into clothing that is appropriate for that part of the facility.**

Athletic sneakers with socks must be worn at all times (Cross-Trainer sneakers are recommended for safety and comfort). A member guest must adhere to this dress code and must be at least 19-years old.

Since SAFETY is paramount at the HR Fitness Center users are encouraged to attend at least one Equipment Orientation session (available monthly), or, contact a member of the Fitness Center Advisory Team for a personal orientation.

Only exercise attire and casual wear appropriate for safe use of gym/fitness center equipment is permitted.



Men:

Allowed: Exercise tees, exercise shorts, athletic pants, pullover tops, tank tops, sweatshirts, as well as other appropriate casual wear suitable for exercise.

Not Allowed: Alteration of attire designed for exercise activity (sleeves cut off sweat shirts, etc.), suggestive print or pictures on attire that may be offensive.

Ladies:

Allowed: Exercise tees, Capris, pullover tops, tank tops, shorts, performance bras with cover shirt with or without sleeves.

Not Allowed: Alteration of attire designed for exercise activity (sleeves cut off sweat shirts, shorts converted to short-shorts), suggestive print or pictures on attire that may be offensive.

(e)Corral Grill (Recommended) -

Compliance with the dress code by family and guests is the responsibility of the Member. In addition, Heritage Ranch management and staff have been charged with consistently monitoring compliance. Members and their guests will be expected to abide by management's interpretation. Embarrassment can be avoided by adhering to the letter and the spirit of the dress code.

Swim Attire

Persons wearing bathing suits must be covered up at all times when entering the building and are not allowed to be seated in the Corral Grill unless placing an order at the bar and exiting promptly or entering the building to use the bathrooms adjacent to the outdoor pool.

Before 4pm Monday-Saturday

- A relaxed dress code will be in place
- Shirts and shoes are required for all members and guests
- T-shirt tanks, short shorts and cut offs are not allowed

After 4pm Monday-Saturday and all day Sunday

Casual attire is appropriate in the Corral Grill such as the following:

Men – The following items are considered as appropriate

- Collared shirts, turtleneck, or mock turtleneck shirts
- Sweatshirts and wind shirts over collared, mock or turtlenecks shirts
- Slacks, shorts, denim slacks/shorts, and coordinated workout suits

- Not Permitted – T-shirts, printed or plain, t-shirt tanks, cut offs or sweatpants

Ladies – The following items are considered as appropriate

- Fashion t-shirts and tops, sleeveless or strapless tops and dresses
- Sweatshirts and wind shirts over collared, mock, or turtleneck tops
- Slacks, shorts, skirts, denim and coordinated workout suits

- Not Permitted – Novelty t-shirts, t-shirts tanks, short shorts, cut offs, tennis skirts or sweatpants.

Boys and Girls 12 years of age and under have a relaxed dress code but are required to wear shirts and shoes

Dress restrictions in the Corral Grill may be imposed or waived for specifically designated special events.

(f) The Outpost

- A relaxed dress code will be in place.
- Shirts and shoes are required for all members and guests
- No t-shirt tanks, short shorts or cut offs are permitted

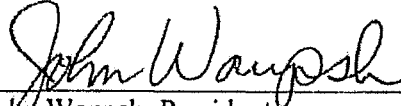
6.10 LOCKERS

- Lockers situated in the men's and ladies' restrooms will be used on a first-come, first-serve basis.
- Members specifically agree that the Owner of the Club, Club Management, and their agents are hereby held harmless against, and are not responsible for, any losses, damages or claims which may arise from the Member's use of said lockers.

6.11 FITNESS CENTER

- Club Members may have no more than 1 guest in the Fitness Room at one time and the guest must be at least 19 years old.
- Club Members will have preference to all fitness equipment before member's guests if the facility is crowded.
- Club Members will restrict use of any particular type of exercise unit to thirty (30) minutes if other members are waiting for that type of unit.
- Exercise equipment users should wipe down equipment before and after used with provided towels.

Approved by the Board of Directors of The Homeowners Association of Heritage Ranch
November 2, 2015


John Waupsh, President

11/4/2015
Date



Filed and Recorded
Official Public Records
Stacey Kemp, County Clerk
Collin County, TEXAS
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