

SEVENTH SUPPLEMENT TO THE  
NOTICES OF FILING OF DEDICATORY INSTRUMENTS  
FOR HERITAGE RANCH

[Pickleball Club (HRPC) Bylaws;  
Amendment to Rules and Regulations Appendix III, Number 2]

STATE OF TEXAS

§

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF COLLIN

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THIS SEVENTH SUPPLEMENT TO THE NOTICE OF FILING OF DEDICATORY INSTRUMENTS FOR HERITAGE RANCH (this "Seventh Supplement") is made this 25<sup>th</sup> day of May 2021, 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**, on or about March 16, 2016, the Association filed an Amendment to Notices of Filing of Dedicatory Instruments for Heritage Ranch as Document No. 20160316000311070 of the Real Property Records of Collin County, Texas (the “Amendment”); and

**WHEREAS**, on or about March 3, 2017, the Association filed a Supplement and Amendment to Notices of Filing of Dedicatory Instruments for Heritage Ranch as Document No. 20170303000279520 of the Real Property Records of Collin County, Texas (the “Amendment”); and

**WHEREAS**, on or about March 16, 2018, the Association filed an Amendment to Notices of Filing of Dedicatory Instruments for Heritage Ranch as Document No. 20180316000325960 of the Real Property Records of Collin County, Texas (the “Amendment”); and

**WHEREAS**, on or about November 7, 2018, the Association filed a Supplement and Amendment to Notices of Filing of Dedicatory Instruments for Heritage Ranch as Document No. 20181107001386440 of the Real Property Records of Collin County, Texas (the "Supplement/Amendment"); and

**WHEREAS**, on or about December 26, 2019, the Association filed another Supplement and Amendment to Notices of Filing of Dedicatory Instruments for Heritage Ranch as Document No. 20191226001637270 of the Real Property Records of Collin County, Texas (the "2019 Supplement/Amendment"); and

**WHEREAS**, on or about March 26, 2021, the Association filed a Sixth Supplement to the Notice of Filing of Dedicatory Instruments for Heritage Ranch as Document No. 20210326000604770 of the Real Property Records of Collin County, Texas (the "Sixth Supplement"); and

**WHEREAS**, the Association desires to again supplement the Notice with the dedicatory instruments attached hereto as **Exhibit "A"** and incorporated herein by reference.

**NOW, THEREFORE**, the dedicatory instruments attached hereto as **Exhibit "A"** 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 Seventh Supplement 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

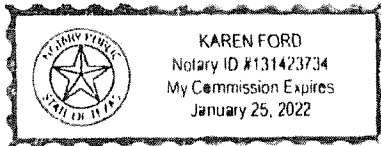
By: Nancy Lewis  
Name: Nancy Lewis  
Title: HOA President

**ACKNOWLEDGMENT**

STATE OF TEXAS       §  
                                  §  
COUNTY OF COLLIN   §

**BEFORE ME**, the undersigned authority, on this day personally appeared Nancy Lewis, 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 25 day of May 2021.



Karen Ford  
Notary Public - State of Texas

**EXHIBIT "A"**

A-1 Heritage Ranch Pickleball Club (HRPC) Bylaws

A-2 Amendment to Rules and Regulations Appendix III, Number 2

# HERITAGE RANCH PICKLEBALL CLUB (HRPC) BYLAWS

## ARTICLE I

### NAME

The name of the association is the Heritage Ranch Pickleball Club (HRPC).

## ARTICLE II

### EFFECTIVE DATE

The effective date for the formation of the Heritage Ranch Pickleball Club shall be April 15, 2021.

## ARTICLE III

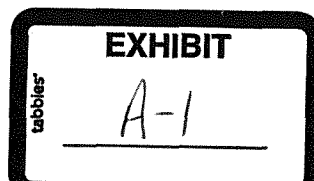
### PURPOSE

The purpose is to encourage the growth of the sport of Pickleball in the Heritage Ranch community and to provide a fun, healthy, recreational activity for residents, and their guests.

## ARTICLE IV

### MEMBERSHIP

Primary voting membership shall be open to Heritage Ranch residents. Members will abide by the bylaws and actively support and participate in Club functions.



## **ARTICLE V**

### **DUES**

Annual dues are necessary to be eligible for full participation as a Member of this Club. The membership may agree to other assessments to cover maintenance and equipment replacement needs.

Annual membership dues shall be recommended by the HRPC Board and approved by the membership. Dues must be paid on or before the Annual Meeting 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 Members with dues paid in good standing are eligible to vote or to be considered for office.

## **ARTICLE VI**

### **OFFICERS/HRPC BOARD OF DIRECTORS**

The elected Officers of the Club shall be: President, Vice-President, Secretary, Treasurer and Members at Large (two). Additionally, Advisor will be an appointed Board position. Any active Member of the Club is eligible for these offices; however, it is deemed necessary that at least the President or Vice-President be a year-round resident.

The Past President shall continue in an advisory capacity for one year following their term if needed, with no vote.

A couple residing in the same home cannot serve on the Board of Directors concurrently.

## **ARTICLE VII**

### **ELECTION OF OFFICERS**

The election of Officers shall take place during the Annual Membership Meeting. Terms of office shall be one year, from December 1st thru November 30<sup>th</sup> of each year. Vacancies in any office may be filled by an appointment of the President and then ratified by a majority of the Members at the next scheduled meeting.

Time, place, and frequency of meetings of the HRPC Board shall be determined by the HRPC Board. Officers shall be elected for 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 the candidate is unopposed and willing to accept the office.

## **ARTICLE VIII**

### **DUTIES OF OFFICERS**

The Officers shall attend and participate in HRPC meetings and regular membership meetings.

#### **President**

The President shall preside at all meetings of the HRPC, shall call all special meetings and direct all activities of the HRPC. The President shall also work in concert with the Heritage Ranch Activities Committee, to ensure cooperative understanding of all HOA events at Heritage Ranch. The President shall, with HRPC Board approval, appoint Committee chairpersons and serve ex officio on all Committees. The President shall represent the HRPC on any advisory committees and unless routine, collect and implement consensus decisions on questionable issues.

#### **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 HRPC 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. The Secretary shall maintain a roster of all active Members and their standing.



### **Treasurer**

The Treasurer shall receive all membership dues and other funds unrelated to ticket sales, of the HRPC and deposit such funds in a non-interest bearing account of a recognized bank. The Treasurer and President shall sign all authorized warrants and checks drawn on funds of the HRPC. All financial obligations shall be approved and authorized by the HRPC before payment. The Treasurer shall keep an itemized account of all financial transactions and render a report of receipts and disbursements at each meeting.

### **Members at Large**

Members at Large are Officers whose duties and responsibilities are not fixed but instead vary according to the needs of the Club and as directed by the other Officers of the HRPC Board. There will be two Members at Large elected.

### **Advisor**

A HRPC Board Advisor is an individual with experience or other relevant expertise who advises the HRPC Board on Club strategy issues. HRPC Board Advisors are voluntarily appointed and serve at the pleasure of the HRPC Board. This position is usually filled by a person who has advance knowledge of pickleball and/or at present is credentialed in training and/or officiating with a recognized pickleball entity.

## **ARTICLE IX**

### **REMOVAL OF OFFICERS**

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

## **ARTICLE X**

### **COMMITTEES**

The HRPC Board shall authorize and define the powers and duties of Committees. Openings for Chairs and Members of said Committees shall be posted in order that volunteers can be accepted annually and approved by the HRPC Board. Each Committee shall obtain HRPC Board approval for all major Committee events.

Each Committee shall consist of a chairperson and members as deemed necessary and will serve for no less than one year.

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

Other committees may be formed as needed by HRPC.

### **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 their interest to serve as an officer on the HRPC 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**

It is suggested that all members follow the USA Pickleball CODE OF CONDUCT as follows:

The mission of USA Pickleball is to promote the growth and development of pickleball. This sport will succeed best if its players embrace the values of good sportsmanship. It is essential that USA Pickleball members and volunteers, in promoting this mission, model good behavior, lead by example, display respect, and show self-control. Every person involved in pickleball as a participant, official, volunteer, representative of the USA Pickleball or spectator pledges as follows:

1. I will not engage in unsportsmanlike conduct or encourage others to do so.
2. I will not engage in any behavior that would endanger the health, safety, or well-being of others.
3. I will not engage in the use of profanity.
4. I will treat others with respect.
5. I will exhibit fairness and honesty in my dealings with others.
6. I will not flaunt my position.
7. I will observe the Golden Rule of doing unto others as I would have them do unto me.

The above Code applies in all situations that relate directly or indirectly to pickleball play at Heritage Ranch or while representing Heritage Ranch while participating in remote pickleball play.

This Club and all Members will also adhere to HOA Regulations for the Sports Courts, Article VIII amended 2018.

Additional event fees may be charged for HRPC or other activities as deemed appropriate by the Committees with HRPC Board approval.

A vote of the general membership on a particular measure (other than elections of Officers unless there is only one nominee for any given position), may be held by electronic means, such as: e-mail or remote voice/video. This includes any changes in membership dues or changes to bylaws. A majority of Members participating shall carry the measure/election proposed.

## **ARTICLE XII**

### **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 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.

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 Heritage Ranch Pickleball Club Membership

John McWhorter Date 05/21/2021

Approved by the Activities Committee Resident Organization

Julie Whitworth Date 05/21/2021

Approved by the HR HOA Board

Nancy Lewis Date 5/21/2021

The Board of Directors of The Homeowners Association of Heritage Ranch voted unanimously to change the Heritage Ranch Rules and Regulations Appendix III, Number 2, previously amended April 19, 2019, as follows:

APPENDIX III

Annual Golf Pass/Trail Pass & Heritage Ranch Golf and Country Club Golf Rules  
Pages; 25-26

2. Reservations

B. All Players will be assigned a starting time through the Golf Shop. Starting times may be reserved by calling the Golf Shop during operational hours or booking online if tee sheet parameters allow. Golfers may reserve starting times before 12 pm noon as follows:

Annual Golf Pass	10 Days in advance
HOA Homeowners	9 Days in advance
Ranch Club	8 Days in advance
General Public	7 Days in advance

NOTE: Club Management reserves the right to make advanced reservations up to 12 months in advance for group or tournament events with a signed contract and a ten percent (10%) non-refundable deposit. In addition, the Club will permit advance bookings on a limited basis for some select hotels, resorts, and golf travel agency organizations.

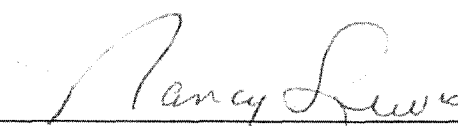
E. The golf course may be reserved for Ladies Play during one day each week, for Men's play during one day each week, and for Couple's play during one day each week. Other players will be accommodated during these times on a space available basis only.


Rationale:

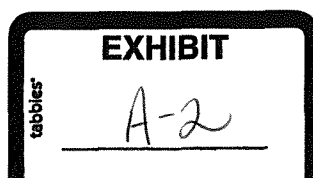
B. – Clarifies advance tee times in the Rules and Regulations: Eliminates obsolete 24 and 36 golf passes, and separates HOA Homeowners and Ranch Club

E. -This revision to the HR rules and regulations adds the Couples golf association.

Approved by the Board of Directors of The Homeowners Association of Heritage Ranch Inc.  
May 21, 2021

  
\_\_\_\_\_  
Nancy Lewis, President

  
\_\_\_\_\_  
Date



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Official Public Records  
Stacey Kemp, County Clerk  
Collin County, TEXAS  
05/27/2021 05:12:01 PM  
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20210527001075720

*Stacey Kemp*