

**NINTH SUPPLEMENT TO THE
NOTICES OF FILING OF DEDICATORY INSTRUMENTS
FOR HERITAGE RANCH**

[Food and Beverage Committee Charter; Guidelines for the RV Group use of the Golf
Maintenance Yard]

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

THIS NINTH SUPPLEMENT TO THE NOTICE OF FILING OF DEDICATORY INSTRUMENTS FOR HERITAGE RANCH (this "Ninth Supplement") is made this 31st day of October, 2022, 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, on or about May 27, 2021, the Association filed a Seventh Supplement to the Notice of Filing of Dedicatory Instruments for Heritage Ranch as Document No. 202105270010757720 of the Real Property Records of Collin County, Texas (the "Seventh Supplement"); and

WHEREAS, on or about August 27, 2021, the Association filed a Notice of Filing for Heritage Ranch as Document No. 20210827001747540 of the Real Property Records of Collin County Texas (the "2021 Legislative Policies"); and

WHEREAS, on or about May 25, 2022, the Association filed an Eighth Supplement to the Notice of Filing of Dedicatory Instruments for Heritage Ranch as Document No. 2022000083379 of the Real Property Records of Collin County, Texas (the "Eighth 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 Ninth 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

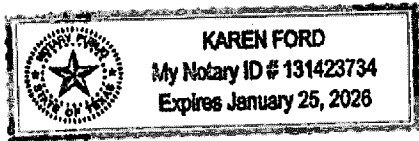
By: David A Shisler
Name: David A. Shisler
Title: President HOA Board

ACKNOWLEDGMENT

STATE OF TEXAS §
 §
COUNTY OF COLLIN §

BEFORE ME, the undersigned authority, on this day personally appeared David Shisler, 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 31 day of October 2022.



Karen Ford
Notary Public - State of Texas

EXHIBIT "A"

A-1 Charter of the Food and Beverage Committee of the Heritage Ranch Homeowners Association Board of Directors

A-2 Guidelines for the RV Group use of the Golf Maintenance Yard

Charter of the Food and Beverage Committee of the Heritage Ranch Homeowners Association Board of Directors

CHARTER OF THE FOOD AND BEVERAGE COMMITTEE OF THE HERITAGE RANCH HOMEOWNERS ASSOCIATION BOARD OF DIRECTORS

As appointed and approved by the Heritage Ranch Homeowners Association (HOA) Board of Directors (Board), the Food and Beverage Committee (Committee) of the Board is hereby formed with the following:

VISION/MISSION

The Vision and Mission Statements of the Committee are:

Vision

To assist in creating an appealing, profitable, and functional Food and Beverage Operation that serves the needs of both Heritage Ranch residents and residents of surrounding communities. Homeowners will be proud to bring their family and friends to the Clubhouse to dine.

Mission

To work with the Board to hold the contracted management company (Management) accountable for budgeted results and agreed-upon goals and objectives.

To investigate ways to enhance the food and beverage experience at the Clubhouse.

To monitor courtesy, attentiveness, and efficiency of customer service in the dining rooms and consistency of quality of food and its presentation, as well as timeliness of delivery, throughout the Food and Beverage Operation.

To monitor training of the waitstaff and other dining room staff members.

To monitor sales, profits, and losses of the Food and Beverage Operation.

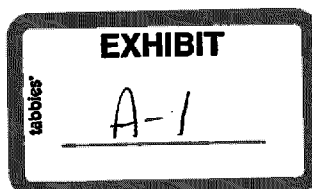
To project a positive atmosphere on the Committee and throughout Heritage Ranch.

AUTHORITY

The Committee has the authority to research and obtain information relevant to all matters relating to the operations and finances of the Food and Beverage Operation at Heritage Ranch.

The Committee has the authority to make recommendations and suggestions to Management of the Food and Beverage Operation in order to drive guest satisfaction, profits, and sales.

The Committee has the authority to evaluate the performance of the Food and Beverage Operation, as described below.



Charter of the Food and Beverage Committee of the Heritage Ranch Homeowners Association Board of Directors

The voting members of the Food & Beverage Committee shall include those individuals appointed by the Committee Chairperson and indicated as “members” on the formal Committee Roster, excluding guests, HOA staff, resident observers, and liaisons from the Board or other Committees. The Chairperson of the Committee shall only vote in the event of a “tie”. Majority vote approval of the voting Committee members is required for a matter or proposal to be forwarded to the Board for consideration.

PURPOSE

The purposes of the Committee are to:

- Understand and document Food and Beverage Operation.
- Evaluate the performance of the Food and Beverage Operation by focusing on:
 - Customer Service.
 - Product Quality.
 - Consistency and Quality of Customer Service.
 - Sales.
 - Profitability.
 - Cleanliness and Adherence to County Health Guidelines and Requirements.
 - Loss Prevention.
- Recommend improvements to the Board, General Manager, Food and Beverage Director, and Management.
- Assess the needs and wishes of the Community.

GOALS

The goals of the Committee are to:

- Achieve customer satisfaction by delivering value, quality, and consistency.
- Meet or exceed the profitability target set in the Annual Budget.
- Hold Food and Beverage Management to a high standard of operation.
- Ensure timely and accurate communications to the Board regarding Food and Beverage Operations.

GUIDELINES

The guidelines of the Committee are to:

- Serve at the pleasure of the Board.
- Verify that all financial decisions in excess of agreed-upon limits will be/are approved by the Board.
- Hold confidential any privileged information received and share only with other Committee Members and the Board.
- Work with the Board, other Committees, and Management on budgeting, administration/supervision, scheduling, etc. If the Committee and Management are not in agreement on any issue, the issue will be resolved by the Board.
- Have a Board member appointed as a liaison to the Committee to help facilitate communications between the Committee and the Board. The Board liaison shall be welcome at any and all meetings.

Charter of the Food and Beverage Committee of the Heritage Ranch Homeowners Association Board of Directors

Chair Guidelines

The Food and Beverage Committee Chair shall:

- Be appointed by the Board.
- Serve a maximum term limit of up to four years, formally reappointed annually by the Board.
- Be available to the Board.
- Place the interests of the HOA and the Food and Beverage Operation above personal interests.
- Preside over Committee proceedings and, upon consulting with Committee members, coordinate meeting schedules, agendas, and assign tasks and responsibilities.
- Appoint a vice-chairperson, secretary or any other officers as deemed necessary.
- Appoint Group Leaders to lead workgroups assigned to accomplish specific tasks defined by the Committee or the Board.
- Share information fully with the Committee Members and the Board.
- Add and remove Members from the Committee, when necessary.
- Sign the Heritage Ranch *Conflict of Interest Policy and Declaration Form*.

Vice Chairperson Guidelines:

The Food & Beverage Committee Vice Chairperson shall:

- Act on behalf of the Chair during any absence and perform the duties of the Chair.

Secretary Guidelines

The Food & Beverage Committee Secretary shall:

- Record and maintain the minutes of each meeting and distribute them to the members.
- Assist in writing letters, invitations and thank you notes as deemed appropriate.
- Assist in maintaining a roster of the voting committee members and any other non-voting regularly invited guests and/or staff.

Committee Member Guidelines

The Food and Beverage Committee Members will:

- Place the interests of the HOA and the Food and Beverage Operation above personal interests.
- Serve at the pleasure of the Chair.
- Serve two-year terms at floating positions so there are only a few changes at a time.
- Work cooperatively with the other Committee Members, the Food and Beverage Department, and the Board to enhance the Food and Beverage Operation for the benefit of residents.
- Complete tasks assigned by the Chair.
- Notify the Chair timely if unable to attend.
- Respond timely to e-mails from Committee Members and Food and Beverage Operation Management.
- Be an advocate for the Food and Beverage Operation.
- Sign the Heritage Ranch *Conflict of Interest Policy and Declaration Form*.

Charter of the Food and Beverage Committee of the Heritage Ranch Homeowners Association Board of Directors

COMPOSITION

- The Committee shall be composed of Heritage Ranch Members and may be organized into workgroups to address specific issues at the Chair's discretion.
- The General Manager, Director of the Food and Beverage Department, Executive Chef, and Sales and Catering Manager, and Board Liaison will be ex-officio members without voting rights.

COMMITTEE PRODUCTS

The Committee shall provide the Board with reports as necessary for monthly Board meetings.

The Committee shall work on the annual budget process, make recommendations, and set priorities for the Annual Budget.

The Committee shall review the Heritage Ranch Reserves Report to ensure that all Reserves are adequate.

GENERAL

Any Board member, apart from the liaison, may attend Food and Beverage Committee meetings.

Committee meetings are open to any HOA member in good standing, according to the Heritage Ranch Bylaws, Section C, 3.15.

In a manner similar to Section C, 3.15, the Committee may go into Executive Session.

The meeting schedule and minutes will be published on the Heritage Ranch website.

Any matter to be brought before the Committee for a vote must be submitted in writing to the Chair or Secretary and distributed to the Committee at least two days in advance of the scheduled meeting.

Approved by the Heritage Ranch Homeowners Association Board of Directors on

Oct 21 2022

By: David A. Shisler

David Shisler, President

Guidelines for the RV Group use of the Golf Maintenance Yard

1. For homeowners to park an RV in the Golf Maintenance Yard (GMY), they must be resident members of the Heritage Ranch RV Group. This is because the RV Group will be responsible for access to the yard after hours and will be responsible to coordinate use with Monty.
2. Normally, three (3) is the maximum number of RVs that can be parked in the GMY. Any parking greater than 3 must be requested and approved by Monty ahead of time.
3. RVs may be brought to the GMY for overnight parking after 4 PM.
4. RVs must be removed from the GMY before 6:30 AM.
5. Any RV parked in the yard must have the owner's name and phone number posted in the front window in case the HOA needs to contact the owner.
6. The RVs must be parked in the middle of the GMY so that they do not interfere with parking and access to the equipment parked around the perimeter of the yard.
7. The RV Group must verify with Monty when RVs will be parked overnight. Monty can be reached at 214-876-9806.
8. Two RV Group members will have keys for the GMY and will be responsible for unlocking and locking the yard for members.

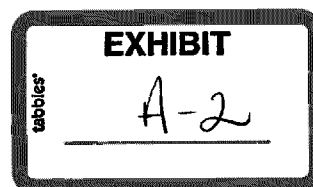
Approved by the HOA Board of Directors

David A SLV

Date

8/19/2022

Revised July 2022



**Collin County
Honorable Stacey Kemp
Collin County Clerk**

Instrument Number: 2022000159977

eRecording - Real Property

NOTICE

Recorded On: November 01, 2022 01:18 PM

Number of Pages: 11

" Examined and Charged as Follows: "

Total Recording: \$62.00

******* 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: 2022000159977
Receipt Number: 20221101000194
Recorded Date/Time: November 01, 2022 01:18 PM
User: Michelle K
Station: Workstation cck036

Record and Return To:

Simplifile



**STATE OF TEXAS
COUNTY OF COLLIN**

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 Public Records of Collin County, Texas.

Honorable Stacey Kemp
Collin County Clerk
Collin County, TX