

AFTER RECORDING, PLEASE RETURN TO:

**Judd A. Austin, Jr.
Henry Oddo Austin & Fletcher, P.C.
1717 Main Street
Suite 4600
Dallas, Texas 75201**

**THIRD SUPPLEMENTAL CERTIFICATE AND MEMORANDUM OF
RECORDING OF DEDICATORY INSTRUMENTS
FOR
THE PARKS AT PANCHASARP FARMS HOA**

STATE OF TEXAS §
 §
COUNTY OF JOHNSON §

The undersigned, as attorney for The Parks at Panchasarp Farms HOA, a Texas nonprofit corporation, for the purpose of complying with Section 202.006 of the Texas Property Code and to provide public notice of the following dedicatory instrument affecting the owners of property described in the Declaration of Covenants, Conditions and Restrictions for The Parks at Panchasarp Farms HOA, recorded as Instrument No. 2020-15089, in the Official Public Records of Johnson County, Texas, including any amendments and supplements thereto ("*Property*"), hereby states that the dedicatory instrument attached hereto is a true and correct copy of the following:

- ***First Amendment to the Bylaws of The Parks at Panchasarp Farms HOA (Exhibit A).***

All persons or entities holding an interest in and to any portion of the Property are subject to the foregoing dedicatory instrument until amended. The attached dedicatory instrument replaces and supersedes all previously recorded dedicatory instruments addressing the same or similar subject matter and shall remain in force and effect until revoked, modified, or amended by the Board of Directors.

IN WITNESS WHEREOF, The Parks at Panchasarp Farms HOA has caused this Third Supplemental Certificate and Memorandum of Recording of Dedicatory Instruments to be recorded in the Official Public Records of Johnson County, Texas; and supplements that Certificate and Memorandum of Recording of Dedicatory Instruments filed on July 17, 2020, as Instrument No. 2020-20976, in the Official Public Records of Johnson County, Texas; that certain First Supplemental Certificate and Memorandum of Recording of Dedicatory Instruments filed on September 1, 2021, as Instrument No. 2021-32767, in the Official Public Records of Johnson County, Texas; and that certain Second Supplemental Certificate and Memorandum of Recording of Dedicatory Instruments filed on May 1, 2023, as Instrument No. 2023-11625, in the Official Public Records of Johnson County, Texas.

**THE PARKS
AT RANCHASARP FARMS HOA,
a Texas nonprofit corporation**

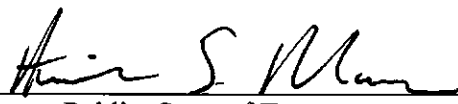
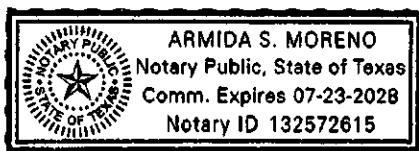


By: _____
Its: Attorney

STATE OF TEXAS §
 §
COUNTY OF DALLAS §

BEFORE ME, the undersigned Notary Public, on this day personally appeared Vinay B. Patel, attorney for The Parks at Panchasarp Farms HOA, a Texas nonprofit corporation, known to me to be the person whose name is subscribed on the foregoing instrument and acknowledged to me that he executed the same for the purposes therein expressed and, in the capacity, therein stated.

GIVEN UNDER MY HAND AND AFFIRMED SEAL OF OFFICE on this 7th day of May, 2025.



Notary Public, State of Texas

Exhibit A

**FIRST AMENDMENT TO THE BYLAWS
OF
THE PARKS AT PANCHASARP FARMS HOA**

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

This First Amendment to the Bylaws of The Parks at Panchasarp Farms HOA (“*First Amendment*”) is made by JC Panchasarp, L.P., a Texas limited partnership (“*Declarant*”), identified as such in that certain Declaration of Covenants, Conditions and Restrictions for The Parks at Panchasarp Farms, filed on June 1, 2020, and recorded as Instrument No. 2020-15089 in the Official Public Records of Johnson County, Texas, as amended or supplemented, (the “*Declaration*”), and is effective when filed with the Office of the Johnson County Clerk.

W I T N E S S E T H :

WHEREAS, the Bylaws of The Parks at Panchasarp Farms HOA were filed of record on July 17, 2020, and recorded as part of Instrument No. 2020-20976 in the Official Public Records of Johnson County, Texas (the “*Bylaws*”); and

WHEREAS, pursuant to Section 8.01 of Article VIII of the Bylaws, the Declarant may amend the Bylaws until the expiration or termination of the Development Period, as such term is defined in the Declaration; and

WHEREAS, the Development Period has neither expired nor terminated and Declarant has determined it would be in the best interest of the Association to amend the Bylaws as hereinafter set forth.

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

- Article IV, Section 4.06 is hereby amended, and shall read, in its entirety, as follows:

Section 4.06. Quorum. The presence of holders of ten percent (10%) of the votes of the Association, represented in person, by proxy, absentee ballot or electronic ballot, shall constitute a quorum for any meeting of Members

except as otherwise provided by law or in the Certificate of Formation, the Declaration or the Bylaws. If the required quorum shall not be present at the initial meeting, the Board may adjourn the meeting from time to time on the same date as provided in the original meeting notice, without notice other than announcement at the meeting, and the required quorum at such reconvened meeting shall be the presence of holders of five percent (5%) of the votes of the Association, represented in person, by proxy, absentee ballot or electronic ballot. The Association may call as many subsequent meetings as may be required to achieve a quorum. At such adjourned or subsequent meeting at which a quorum shall be present or represented, any business may be transacted which may have been transacted at the meeting as originally notified.

SIGNED this 7th day of May, 2025.

DECLARANT:

By: JC PANCHASARP, L.P.,
a Texas limited partnership

By: PF Development, LLC,
a Texas limited liability company
Its: General Partner

By: 
Benjamin Panchasarp.
Its: Managing Member

Johnson County
April Long
Johnson County
Clerk

Instrument Number: 2025 - 13196

eRecording - Real Property

Certificate/Certification

Recorded On: May 08, 2025 08:26 AM

Number of Pages: 6

" Examined and Charged as Follows: "

Total Recording: \$41.00

******* 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: 2025 - 13196

Receipt Number: 20250508000004

Recorded Date/Time: May 08, 2025 08:26 AM

User: Honor C

Station: CCL45

Record and Return To:

Corporation Service Company



STATE OF TEXAS
COUNTY OF JOHNSON

I hereby certify that this Instrument was FILED In the File Number sequence on the date/time printed hereon, and was duly RECORDED in the Official Records of Johnson County, Texas.

April Long
Johnson County Clerk
Johnson County, TX

April Long