


MARY LOUISE NICHOLSON
COUNTY CLERK

**NOTICE OF FILING OF DEDICATORY INSTRUMENT FOR
THE RESORT AT EAGLE MOUNTAIN LAKE HOMEOWNERS ASSOCIATION, INC.**

STATE OF TEXAS

COUNTY OF TARRANT

This Notice of Filing of Dedicatory Instruments for Homeowners Association of Frisco Hills, Inc., (“Notice”) is made by and on behalf of The Resort at Eagle Mountain Lake Homeowners Association, Inc. (the “Association”) to be effective as of this 16th day of May 2024.

RECITALS:

WHEREAS, the Association is a property owners association as defined in Section 202.001(2) of the Texas Property Code; and

WHEREAS, The Association is governed by a dedicatory instrument, which covers the property described therein entitled Declaration of Covenants, Conditions and Restrictions for The Resort at Eagle Mountain Lake Homeowners Association, Inc., filed or to be filed in the Real Property Records of Tarrant County, Texas (the “Declaration”), as The Resort at Eagle Mountain Homeowners Association, Inc., such may be amended, supplemented and/or corrected from time to time; and

WHEREAS, Section 202.006 of the Texas Property Code requires a property owners association to file the dedicatory instrument in the Real Property Records of each county in which the property to which the dedicatory instrument relates is located; and

WHEREAS, the Association desires to file a Notice by adding the instruments attached hereto herein adopted by the Association.

NOW THEREFORE, the Association files true and correct copies of the following instruments of the Association which are attached hereto:

- **Attachment A – First Amendment to the Amended and Restated Bylaws to Increase the Board of Directors from 5 to 7 members and Correcting the Terms**

IN WITNESS WHEREOF, the undersigned agent of The Resort at Eagle Mountain Homeowners Association, Inc., certifies that, to the best of his/her knowledge, as of the effective date of this Notice of Filing of Dedicatory Instrument that the foregoing instruments are a true and correct copy of the current instruments of the Association.

[Signature follows on next page]

Executed this 17th day of May 2024.

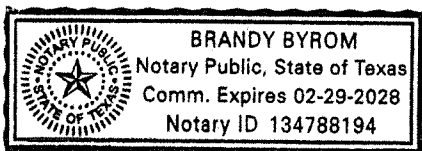
By: Connie Kindle
**Connie Kindle, Authorized
Representative, Essex Association
Management, LP, Its Managing
Agent.**

STATE OF TEXAS

COUNTY OF DALLAS

Before me, the undersigned authority, a Notary Public in and for said county and state, on this day personally appeared Connie Kindle, Authorized Representative, Essex Association Management L.P., on behalf of The Resort at Eagle Mountain Homeowners Association, Inc., known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and consideration therein expressed, in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 17TH DAY OF MAY 2024.



Brandy Byrom
**Notary Public in and for the State of
Texas**

Attachment A

**First Amendment to the Amended and Restated Bylaws to Increase the Board of Directors
from 5 to 7 members and Correcting the Terms**

**FIRST AMENDMENT TO THE
 AMENDED AND RESTATED
 BYLAWS
 OF
THE RESORT AT EAGLE MOUNTAIN LAKE HOMEOWNERS
 ASSOCIATION, INC.**

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

This First Amendment to the Amended and Restated Bylaws of The Resort at Eagle Mountain Lake Homeowners Association, Inc. (“Bylaws”) is made by The Resort at Eagle Mountain Lake Homeowners Association, Inc. (“Association”), approved by The Resort at Eagle Mountain Lake, L.P., a Texas limited partnership (“Declarant”), and is effective as of the date it is filed with the Tarrant County Clerk:

WITNESSETH:

WHEREAS, Article XIV of the Bylaws provide that the Bylaws may be amended by a majority vote of the Board of Directors of the Association; and

WHEREAS, the First Amendment to the Amended and Restated Bylaws of The Resort at Eagle Mountain Lake Homeowners Association, Inc. (“First Amendment”), as set forth hereinafter with specificity, was approved at a meeting of the Board of Directors held on the 16th day of May 2014, by a majority vote of the Directors.

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

- Article V, Section 1 of the Bylaws is hereby amended, and shall hereinafter read, in its entirety, as follows:

Section 1. Number; Qualifications. The affairs of the Association shall be managed by a Board of Directors. The Board

of Directors of the Association shall consist of no less than five (5) and no more than seven (7) members. The number of Directors may be increased or decreased by resolution of the Board of Directors so long as the number of Directors is never less than five (5). During the time Developer, its successors and/or assigns, owns at least one (1) Lot in the Addition, and except as otherwise allowed by Developer under Section 2 of this Article V, Developer has and shall maintain the right to appoint no less than two-thirds of the members of the Board. Developer's appointees to the Board do not need to be Members of the Association. All Directors elected to the Board by Members other than Developer must be Members of the Association. All of the foregoing is subject to the Special Rights of Developer set forth in Section 3 of Article VII of the Bylaws. Notwithstanding anything to the contrary, Declarant shall not reduce the number of Directors serving on the Board to be less than seven (7) and following expiration or termination of the Class "B" Control Period, the Board may increase the number of Directors by resolution of the Board.

- Article V, Section 2 of the Bylaws is hereby amended, and shall hereinafter read, in its entirety, as follows:

Section 2. Election; Term. At a special meeting of the Members of the Association to be held in 2024 (the "Special Meeting"), to elect two (2) additional Directors, and thereafter while the Board consists of seven (7) Directors during the Class "B" Control Period, five (5) Directors shall be elected by Members of the Association other than Developer. During the Class "B" Control Period, Developer retains the right to remove and replace the two (2) Developer Appointees. The two (2) Directors elected at the Special Meeting shall serve until the Annual Meeting of Members in 2026 and shall increase the total number of Directors to seven (7) Directors. Following the expiration of the initial terms served by the two (2) Directors elected at the Special Meeting, all their immediate and subsequent successors shall each serve a term of two (2) years and until their respective successors are elected and qualified.

Within sixty (60) days after Developer has sold all Lots, a special meeting of the Members of the Association shall be called to elect Directors to replace the Developer Appointees. The Directors

elected at this special meeting shall each serve until the next annual meeting of the Association (the "Annual Meeting") whereupon their successors will be elected. The successors elected at the Annual Meeting shall serve staggered terms as the Board of Directors may determine. Following the expiration of the term of those Directors elected at the Annual Meeting, all their immediate and subsequent successors shall each serve a term of two (2) years and until their respective successors are elected and qualified.

All of the foregoing is subject to the Special Rights of Developer set forth in Section 3 of Article VII of the Bylaws.

SIGNED this 16 day of May, 2024.

APPROVED AS TO SUBSTANCE:

THE RESORT AT EAGLE MOUNTAIN LAKE, L.P.,
a Texas limited partnership

By: Pars Investments, Inc.,
a Texas corporation

Its: General Partner

By: Mehrdad Moayedi
Mehrdad Moayedi, President

ASSOCIATION:

THE RESORT AT EAGLE MOUNTAIN LAKE HOMEOWNERS ASSOCIATION, INC.
a Texas non-profit corporation

By: _____

Name: _____

Its: President

elected at this special meeting shall each serve until the next annual meeting of the Association (the "Annual Meeting") whereupon their successors will be elected. The successors elected at the Annual Meeting shall serve staggered terms as the Board of Directors may determine. Following the expiration of the term of those Directors elected at the Annual Meeting, all their immediate and subsequent successors shall each serve a term of two (2) years and until their respective successors are elected and qualified.

All of the foregoing is subject to the Special Rights of Developer set forth in Section 3 of Article VII of the Bylaws.

SIGNED this 16 day of May, 2024.

APPROVED AS TO SUBSTANCE:

THE RESORT AT EAGLE MOUNTAIN
LAKE, L.P.,
a Texas limited partnership

By: Pars Investments, Inc.,
a Texas corporation
Its: General Partner

By: _____
Mehrdad Moayed, President

ASSOCIATION:

THE RESORT AT EAGLE MOUNTAIN LAKE
HOMEOWNERS ASSOCIATION, INC.
a Texas non-profit corporation

By: Dustin Austin

Name: Dustin Austin

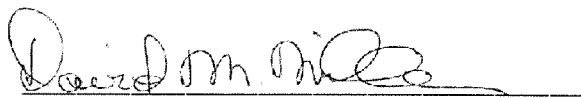
Its: President

CERTIFICATION OF AMENDMENT TO BYLAWS

I, David Miller, the Secretary of The Resort at Eagle Mountain Lake Homeowners Association, Inc., hereby certify:

That this First Amendment to the Amended and Restated Bylaws of The Resort at Eagle Mountain Lake Homeowners Association, Inc. was approved on the 16th day of May, 2024, and that the same does now constitute a portion of the Amended and Restated Bylaws of The Resort at Eagle Mountain Lake Homeowners Association, Inc.

IN WITNESS WHEREOF, I heretofore subscribe my hand on this 16th day of May 2024.

By: 

Name: David Miller

Its: Secretary