



**SUPPLEMENTAL NOTICE OF DEDICATORY INSTRUMENTS**  
*for*  
**WCF COMMUNITY ASSOCIATION, INC.**

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THE STATE OF TEXAS §  
  §  
COUNTIES OF WALLER AND FORT BEND §

The undersigned, being the authorized representative of WCF Community Association, Inc. ("Association"), a property owners' association as defined in Section 202.001 of the Texas Property Code, hereby supplements instrument entitled "Notice of Dedicatory Instrument for WCF Community Association, Inc." recorded in the Official Public Records of Real Property of Waller County, Texas under Clerk's File No. 1106643 (the "Notice") was filed of record for the purpose of complying with Section 202.006 of the Texas Property Code.

1. Property: The Property to which the Notice applies also includes the Property described as follows:
  - a. Willow Creek Farms, Section 1A, a subdivision in Waller County, Texas, according to the map or plat thereof, recorded in Volume 1138, Page 248 of the Map Records of Waller County, Texas and all amendments to or replats of said maps or plats, if any.
  - b. Willow Creek Farms, Section Three (3), a subdivision in Waller County, Texas, according to the map or plat thereof, recorded in Volume 1300, Page 52 of the Map Records of Waller County, Texas and all amendments to or replats of said maps or plats, if any.
  - c. Willow Creek Farms, Section Four (4), a subdivision in Waller County, Texas, according to the map or plat thereof, recorded in Volume 1300, Page 65 of the Map Records of Waller County, Texas and all amendments to or replats of said maps or plats, if any.
  - d. Willow Creek Farms, Section Five (5), a subdivision in Waller County, Texas, according to the map or plat thereof, recorded in Volume 1345, Page 618 of the Map Records of Waller County, Texas and all amendments to or replats of said maps or plats, if any.
  - e. Willow Creek Farms, Section Six (6), a subdivision in Waller County, Texas, according to the map or plat thereof, recorded in Volume 1345, Page 629 of the Map Records of Waller County, Texas and all amendments to or replats of said maps or plats, if any.
  - f. Willow Creek Farms II, Section Seven (7), a subdivision in Fort Bend County, Texas, according to the map or plat thereof, recorded under

Plat No. 20170157 of the Plat Records of Fort Bend County, Texas and all amendments to or replats of said maps or plats, if any.

- g. Willow Creek Farms II, Section Eight (8), a subdivision in Fort Bend County, Texas, according to the map or plat thereof, recorded under Plat No. 20170158 of the Plat Records of Fort Bend County, Texas and all amendments to or replats of said maps or plats, if any.

2. Restrictive Covenants. In addition to the description of the documents imposing restrictive covenants on the Property contained in the Notice, the following documents likewise impose restrictive covenants and the title and recording information for such documents are as follows:

a. Documents:

- (1) Second Amendment to Declaration of Covenants, Conditions and Restrictions for Willow Creek Farms.
- (2) Third Amendment to Declaration of Covenants, Conditions and Restrictions for Willow Creek Farms.
- (3) Declaration of Annexation [Willow Creek Farms, Section 1A].
- (4) Declaration of Annexation [Willow Creek Farms, Section 3].
- (5) Declaration of Annexation [Willow Creek Farms, Section 4].
- (6) Declaration of Annexation [Willow Creek Farms, Section 5].
- (7) Declaration of Annexation for Willow Creek Farms.
- (8) Declaration of Annexation for Willow Creek Farms II, Section 7.
- (9) Declaration of Annexation for Willow Creek Farms II, Section 8.

b. Recording Information:

- (1) Waller County Clerk's File No. 1106642.
- (2) Waller County Clerk's File No. 1306580.
- (3) Waller County Clerk's File No. 901391.
- (4) Waller County Clerk's File No. 1203516.
- (5) Waller County Clerk's File No. 1203517.
- (6) Waller County Clerk's File No. 1302534.
- (7) Waller County Clerk's File No. 1302141.
- (8) Fort Bend County Clerk's File No. 2018054871.
- (9) Fort Bend County Clerk's File No. 2018054872.

3. Additional Dedicatory Instrument. In addition to the Dedicatory Instruments identified in the Notice, the following document is a Dedicatory Instrument governing the Association.

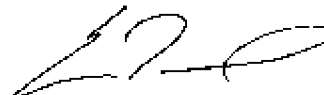
- a. Certificate of Secretary of WCF Community Association, Inc. regarding Amendment to Bylaws of WCF Community Association, Inc.

A true and correct copy of such Dedicatory Instrument is attached to this Supplemental Notice.

This Supplemental Notice is being recorded in the Official Public Records of Real Property of Waller County, Texas and Fort Bend County, Texas for the purpose of complying with Section 202.006 of the Texas Property Code. I hereby certify that the information set forth in this Supplemental Notice is true and correct and that the copy of the Dedicatory Instrument attached to this Notice is a true and correct copy of the original.

Executed on this 15<sup>th</sup> day of April, 2020.

WCF COMMUNITY ASSOCIATION, INC.



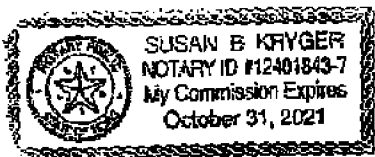
By: \_\_\_\_\_  
Eric B. Tonsul, authorized representative

THE STATE OF TEXAS     §  
  §  
COUNTY OF HARRIS     §

BEFORE ME, the undersigned notary public, on this 15<sup>th</sup> day of April, 2020 personally appeared Eric B. Tonsul, authorized representative of WCF Community Association, Inc., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and in the capacity therein expressed.



\_\_\_\_\_  
Notary Public in and for the State of Texas



CERTIFICATE OF SECRETARY  
 of  
 WCF COMMUNITY ASSOCIATION, INC.  
 regarding  
 AMENDMENT  
 to  
 BYLAWS OF  
 WCF COMMUNITY ASSOCIATION, INC.

THE STATE OF TEXAS                   §  
   §  
 COUNTY OF Fort Bend               §  
   WALLER

I, Jay Shepard, ~~Secretary~~ <sup>President</sup> of WCF Community Association, Inc. (the "Association"), do hereby certify that at a meeting of the Board of Directors of the Association (the "Board") duly called and held on the 3rd day of April, 2020, with at least a quorum of the Board members being present and remaining throughout, and being duly authorized to transact business, the following amendment to the Bylaws of the Association was duly approved by a majority vote of the members of the Board:

**RECITALS:**

1. The Bylaws of the Association were recorded in the Official Public Records of Real Property of Waller County, Texas on July 3, 2008, under Clerk's File No. 804739.
2. The Association has historically had difficulty establishing a quorum at Members' meetings.
3. The Association desires to amend the Bylaws of the Association to reduce the quorum requirement for meetings of the Members when a quorum cannot be obtained.
4. Pursuant to Article XIII, Section 1 of the Bylaws and the Texas Business Organizations Code Section 22.102(c), the Board has been vested with the authority to amend the Bylaws.

**AMENDMENT:**

The Board of Directors hereby amends the Bylaws of the Association as follows:

1. Article III, Section 4 entitled "Quorum", shall be deleted and replaced with the following provision:

**Section 4. Quorum.** The presence at the meeting of the Members entitled to cast, or of proxies entitle to cast, absentee ballots and electronic ballots (as approved by the Board) entitled to cast, one-fifth (1/5th) of the votes of each class of the Members shall constitute a quorum for any action except as otherwise provided in the Certificate of Formation, the Declaration, or these Bylaws. If; however, such quorum shall not be present or represented at any meeting, the Members entitled to vote

thereat shall have power to adjourn the meeting from time to time, without notice other than announcement at the meeting, until a quorum shall be present or be represented. In such event a meeting is adjourned for failure to attain a quorum, the quorum requirement for the recalled meeting shall be fifty percent (50%) of the number of Members required to constitute a quorum at the last adjourned meeting. The Members have the power to adjourn and recall the meeting as many times as it takes to achieve a quorum by reducing the quorum requirement each time by fifty percent (50%).

If any provision of this Amendment is found to be in conflict with the Bylaws of the Association, this Amendment shall control.

All other provisions of the Bylaws of the Association shall remain in full force and effect.

I hereby certify that I am the duly elected, qualified and acting Secretary of the Association and that the foregoing resolution was approved by a majority vote of the Board of Directors as set forth above and now appears in the books and records of the Association.

TO CERTIFY which witness my hand this the 3<sup>rd</sup> day of April, 2020.

WCF COMMUNITY ASSOCIATION, INC.,

By: [Signature]

Printed: Jay Shepard

Its: Secretary President

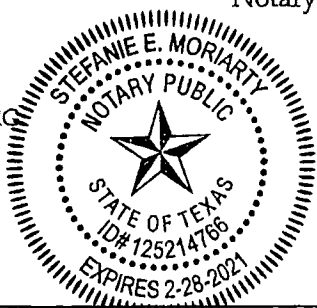
STATE OF TEXAS §  
COUNTY OF Fort Bend §  
~~WALLER~~ §

This instrument was acknowledged before me on 3<sup>rd</sup> day of April, 2020, by Jay Shepard as Secretary of WCF Community Association, Inc. on behalf of said corporation.

[Signature]  
Notary Public in and for the State of Texas

Return to:

Eric B. Tonsul  
ROBERTS MARKEL WEINBERG  
BUTLER HAILEY PC  
2800 Post Oak Blvd., Suite 5777  
Houston, Texas 77056



## FILED AND RECORDED

**Instrument Number: 2003342**

Filing and Recording Date: 04/15/2020 01:10:22 PM Pages: 6 Recording Fee: \$32.00

I hereby certify that this instrument was FILED on the date and time stamped hereon by me and was duly RECORDED in the OFFICIAL PUBLIC RECORDS of Waller County,



*Debbie Hollan*

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Debbie Hollan, County Clerk  
Waller County, Texas

ANY PROVISION CONTAINED IN ANY DOCUMENT WHICH RESTRICTS THE SALE, RENTAL, OR USE OF THE REAL PROPERTY DESCRIBED THEREIN BECAUSE OF RACE OR COLOR IS INVALID UNDER FEDERAL LAW AND IS UNENFORCEABLE.

CSC, Deputy

Returned To:  
ROBERTS MARKEL WEINBERG BUTLER HAILEY  
2800 POST OAK BLVD FL 57  
HOUSTON, TX 77056