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**FIRST AMENDMENT TO DECLARATION OF  
COVENANTS, CONDITIONS AND RESTRICTIONS**

**FOR**

**Rec'd CMA**

**STONEBROOK ESTATES**

**AUG 20 2018**

**Frisco, Collin County, Texas**

STATE OF TEXAS §  
  §  
COUNTY OF COLLIN §

KNOW ALL MEN BY THESE PRESENTS:

This FIRST AMENDMENT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR STONEBROOK ESTATES (this "First Amendment") is made effective the 8 day of MAY, 2018, by the Stonebrook Estates Homeowners Association, Inc. (the "Association")

**WITNESSETH:**

**WHEREAS**, DALLAS-STONEBROOK ASSOCIATES, a California limited partnership, as "Declarant," caused that certain Declaration of Covenants, Conditions and Restrictions for Stonebrook Estates, to be filed of record on October 6, 1994, under Document No. 19941006000914230, of the Real Property Records of Collin County, Texas (the "Declaration"); and

**WHEREAS**, Article XI, Section 11.2 of the Declaration provides that, the Declaration may be amended during the first thirty (30) year period by an instrument signed by not less than ninety percent (90%) of the Owners and by the Declarant if the Class B membership has not theretofore terminated; and

**WHEREAS**, the Class B membership of the Association has terminated; and

**WHEREAS**, Section 209.0041(h) of the Texas Property Code, (which supercedes any contrary requirement in a dedicatory instrument per Section 209.0041(f) of the Texas Property Code), provides:

...a declaration may be amended only by a vote of 67 percent of the total votes allocated to property owners in the property owners'

association, in addition to any governmental approval required by law. If the declaration contains a lower percentage, the percentage in the declaration controls[;] and

**WHEREAS**, at least 67 percent of the Members have voted to approve of this First Amendment, as evidenced by the signature of the President of the Association to this First Amendment hereinbelow.

**NOW, THEREFORE**, the Declaration is hereby amended as follows:

1. Article II, Section 2.7 of the Declaration is hereby amended by deleting it in its entirety and substituting the following therefor:

Section 2.7. Notice and Quorum. Written notice of any meeting called for the purpose of taking any action authorized herein or by law shall be sent to all members, or delivered to their residences, not less than ten (10) days nor more than sixty (60) days in advance of the meeting. At any such meeting, the presence of at least 11 members, in person, by proxy, or by any other method allowed by law, shall constitute a quorum.

Except as modified by this First Amendment, the Declaration shall remain in full force and effect.

**IN WITNESS WHEREOF**, the undersigned officer of the Association hereby represents that at least 67 percent of the Members have voted to approve of this First Amendment, and the undersigned has been authorized, by a resolution passed by the majority of the Board, to execute this First Amendment.

**STONEBROOK ESTATES, HOMEOWNERS  
ASSOCIATION INC.**

By:

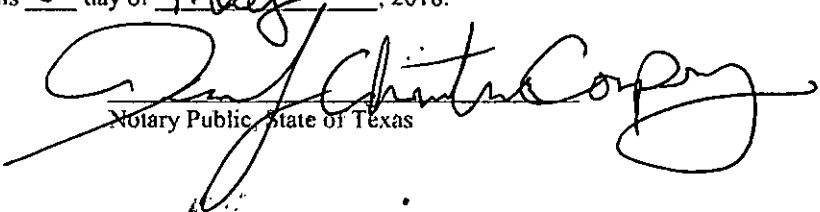
  
\_\_\_\_\_  
President

STATE OF TEXAS §  
  §  
COUNTY OF COLLIN §

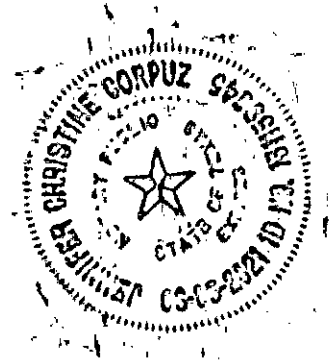
KNOW ALL MEN BY THESE PRESENTS:

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared HOME OIGROGG known to me to be the person whose name is subscribed to the foregoing instrument as President of Stonebrook Estates Homeowners Association, Inc., a Texas non-profit corporation and acknowledged to me that he/she executed the same on behalf of said corporation for the purpose therein expressed.

GIVEN under my hand and seal of office this 8<sup>th</sup> day of May, 2018.

  
Notary Public, State of Texas

After recording return to:  
THE BLEND LAW FIRM, P.C.  
14131 Midway Road, Suite 1240  
Addison, Texas 75001



Filed and Recorded  
Official Public Records  
Stacey Kemp, County Clerk  
Collin County, TEXAS  
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