

**SECOND SUPPLEMENT AND AMENDMENT TO
NOTICE OF FILING OF DEDICATORY INSTRUMENTS
FOR
HERITAGE RANCH**

**[Heritage Ranch Events Refund Policy; Storage Space Utilization at Heritage Ranch Policy;
Revision to Heritage Ranch Rules and Regulations – Non-Golf Usage of Course; Revisions to
Residential Design Guidelines; Revision to Heritage Ranch Rules and Regulations – Tennis
Rules; Heritage Ranch Table Tennis Bylaws; Heritage Ranch Republican Club Bylaws;
Heritage Ranch Chorale Bylaws]**

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

**THIS SECOND SUPPLEMENT AND AMENDMENT TO NOTICE OF FILING OF
DEDICATORY INSTRUMENTS FOR HERITAGE RANCH (this "Second
Supplement/Amendment") is made this 22nd day of April 2015, 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, 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, the Association desires to supplement the Notice to include the additional dedicatory instruments attached hereto as *Exhibit "A"* and incorporated herein by reference; and

WHEREAS, the Association also desires to amend Section 6.17 and Sections 8.1 through 8.6 of the Heritage Ranch Rules & Regulations recorded by the Second Supplement as set out in the document attached hereto as *Exhibit "B"* and incorporated herein by reference; and

WHEREAS, the Association also desires to amend Page 11, Section II, Article B, Page 12, Section III, Article B, and Page 16 Section III, Article D of the Residential Design Guidelines recorded by the Third Supplement as set out in the document attached hereto as *Exhibit "C"* and incorporated herein by reference.

NOW, THEREFORE, the dedicatory instruments attached hereto as *Exhibits "A," "B" and "C"* 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 Second Supplement/Amendment 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

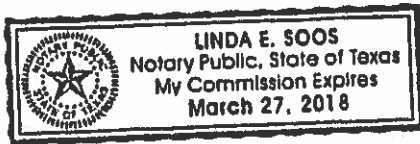
By: John Waupsh
Its: President, HOA of Heritage Ranch

ACKNOWLEDGMENT

STATE OF TEXAS §
 §
COUNTY OF COLLIN §

BEFORE ME, the undersigned authority, on this day personally appeared John Waupsh, 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 22 day of April 2015.



Linda E Soos
Notary Public - State of Texas
3/27/2018
My Commission Expires

Exhibit "A"

- A-1 Heritage Ranch Events Refund Policy
- A-2 Storage Space Utilization at Heritage Ranch Policy
- A-3 Heritage Ranch Table Tennis Bylaws
- A-4 Heritage Ranch Republican Club Bylaws
- A-5 Heritage Ranch Chorale Bylaws

Exhibit A-1

Heritage Ranch Events Refund Policy



HERITAGE RANCH EVENTS REFUND POLICY

A. Background

1. Events at Heritage Ranch which are sponsored by the HR Community Events Director and/or other groups or clubs working with the Community Events Director or the Activities Committee benefit all HR residents. The goal is to offer quality events at a reasonable cost to the participating residents.
2. Purchases are made in preparation for an event based upon the number of tickets sold or reservations made.
3. With no refund policy in place, the practice has been to allow residents to return tickets or cancel reservations up to and during the time of the event.
4. Allowing residents to cancel at a late date has resulted in unnecessary expenditures and inefficiencies in spending.

B. Refund Policy

1. **Reservations** for Heritage Ranch HOA events which are made through the Website or Front Desk via the Website and involve a monetary transaction (i.e. Trivia Night, Dance Club dances) may not be cancelled within seventy-two (72) hours of the event.

Exception: **Tickets** sold by the HR DayTrippers may not be cancelled after the "Cancel By" date displayed on the event's advertising and promotion materials. The minimum will usually be 10 days prior to the event, but may be longer if the event has a long lead time for purchasing tickets and transportation. All DayTripper's events are subject to cancellation in the event of low signup.

2. The Front Desk or Website will maintain a waiting list of residents who wish to purchase tickets to specific events after the event is sold out.

Amended ^{December 19, 2014} January ____ 2015

Approved by HR HOA Board of Directors:

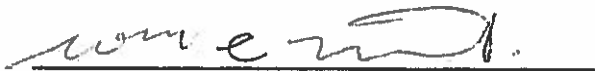


Exhibit A-2

Storage Space Utilization at Heritage Ranch Policy



Policy on Storage Space Utilization at Heritage Ranch (HR)

Whereas, the Heritage Ranch Clubhouse Usage and Maintenance Procedure, approved 12/16-2010, Page 31 recommended that a policy be instituted regarding "Identification and Control of Storage Areas", the following policy is hereby adopted:


A. Policy Goals

1. Maintain appropriate control over stored items.
2. Store only approved items.
3. Organize storage spaces.
4. Maintain accurate and up to date inventory of items stored at HR.
5. Eliminate unused and/or no longer needed items.

B. Policy

1. Where previously published guidelines or policies may exist in the HOA governing board documents regarding storage space at Heritage Ranch, this policy will take precedent.
2. Storage facilities at Heritage Ranch are dedicated/designed to provide appropriate, adequate and safe storage space for HOA owned equipment and furniture. Once those needs have been addressed, a secondary consideration for storage allocation is to provide storage space, where deemed appropriate in accordance with this policy and guidelines, for HOA owned activity, group, and club related assets.
3. All items stored on site in Heritage Ranch owned facilities shall be approved and assigned space by the Facilities Storage Subcommittee of the Infrastructure Committee and/or HOA management. Resident/personally owned items shall not be stored in HR owned facilities unless specifically approved by the Facilities Storage Subcommittee of the Infrastructure Committee and/or HOA management.
4. Storage areas, cabinets and closets at HR shall be identified by a number, and/or letter, and a master list of those areas and overall contents shall be maintained by HOA management.
5. All assets, equipment or items stored at HR shall be assigned a specific storage area, cabinet or closet and may only use that assigned area for storage unless otherwise approved in writing by the Facilities Storage Subcommittee of the Infrastructure Committee and/or HOA management.
6. Annually, or as needed, the Facilities Storage Subcommittee, in coordination with the person(s) or designee originally receiving approval to use HOA owned storage space, shall review those assets to determine if continued storage is appropriate in the capacity assigned.
7. All no longer useable or unidentifiable equipment may be disposed of by the Facilities Storage Subcommittee of the Infrastructure Committee and/or HOA management.

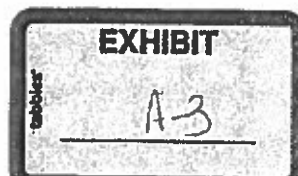
Approved by the HR Board of Directors

Signature 

Date 4/6/2015

Exhibit A-3

Heritage Ranch Table Tennis Bylaws



HERITAGE RANCH TABLE TENNIS CLUB BYLAWS

ARTICLE I

NAME

The name of the association is the Heritage Ranch Table Tennis Club also known as HRTTC.

ARTICLE II

EFFECTIVE DATE

The effective date for the formation of the Heritage Ranch Table Tennis Club shall be November 21, 2014.

ARTICLE III

PURPOSE

The purpose of the HRTTC is to promote the interest of Heritage Ranch residents in the game of table tennis, to organize table tennis games within Heritage Ranch and to plan and hold tournaments and other social activities as desired. Rules of the governing body for table tennis in the United States, TTUSA, shall be used as guidelines for HRTTC play. Rules for room and table usage as described in the Heritage Ranch Golf and Country Club Rules and Regulations shall be followed at all times.

ARTICLE IV

MEMBERSHIP

Membership shall be open to any Heritage Ranch resident. Memberships shall be for the calendar year, with all memberships expiring on December 31st.

ARTICLE V

DUES

Annual membership dues, if any, shall be recommended by the Board and approved by the membership. Dues, if instituted, must be paid on or before February 28th of each year. Dues may be instituted or changed at the annual meeting or at a special meeting called specifically to address dues. Membership dues shall not be prorated. Should dues be instituted, only members with paid dues and in good standing will be eligible to vote, to be considered for office and to play in tournaments.

ARTICLE VI

OFFICERS / BOARD OF DIRECTORS

Members of the Board shall be the President, Vice President, Secretary, Treasurer and the Past President who will exercise all powers of management of the HRTTC. Each officer shall serve without compensation. Time, place and frequency of meetings of the Board shall be determined by the Board.

ARTICLE VII

ELECTION OF OFFICERS

The election of Officers shall take place during the annual membership meeting each year beginning in 2015. Elected Officers shall take office effective immediately following the election.

Officers shall be elected for a two-year term by simple majority vote of the membership present at the annual or special meeting. Officers may serve a maximum of two consecutive terms unless the candidate is unopposed and willing to accept the office.

A couple residing in the same home cannot serve on the Board of Directors concurrently.

ARTICLE VIII

DUTIES OF OFFICERS

The Officers shall attend and participate in Board meetings and regular membership meetings.

President

The President shall preside at all meetings of the HRTTC, shall call all special meetings and direct all activities of the HRTTC. The President shall also work in concert with the Heritage Ranch Activities Committee, to ensure cooperative understanding of all HRTTC events at Heritage Ranch. The President shall, with Board approval, appoint committee chairpersons and serve ex officio on all committees. The President shall represent the HRTTC on any advisory committees.

Vice President

The Vice President shall act on behalf of the President during any absence and perform the duties of the President. The Vice President shall serve the unexpired term of the President should the President leave office. The Vice President shall represent the HRTTC on any advisory committees. The Vice President shall be responsible for chairing the Nominating Committee.

Secretary

The Secretary shall record and maintain the minutes of each meeting and distribute them to the membership. The Secretary shall write all letters, invitations and thank you notes as deemed appropriate. The Secretary shall maintain a roster of all active members and their standing.

Treasurer

The Treasurer shall receive all membership dues and other funds unrelated to ticket sales, of the HRTTC and deposit such funds in a non-interest bearing account of a recognized bank. The Treasurer shall sign all authorized warrants and checks drawn on funds of the HRTTC. All financial obligations shall be approved and authorized by the Board before payment. The Treasurer shall keep an itemized account of all financial transactions and render a report of receipts and disbursements at each meeting. The Treasurer shall ensure that new members have been properly billed.

Past President

The Immediate Past President shall perform duties as directed by the President and shall be a voting member of the Board.

ARTICLE IX

REMOVAL OF OFFICERS

Any Officer may be removed from the Board for failure to attend three (3) consecutive scheduled meetings of the Board, which have been duly noticed in accordance with notification of scheduled meetings.

A vacancy in any position shall be filled by the HRTTC Board. The appointment shall last for the balance of the vacant term.

ARTICLE X

COMMITTEES

The Board shall authorize and define the powers and duties of Committees. Openings for Chairs and members of said Committees shall be posted in order that volunteers can be accepted annually and approved by the Board. Each Committee shall obtain Board approval for all major Committee events.

Each Committee shall consist of a chairperson and members as deemed necessary and will serve for no less than one year.

The Committees shall work closely with the HRTTC, in a mutually beneficial relationship.

These Committees may consist of:

NOMINATING COMMITTEE

The Vice President shall chair the Nominating Committee which shall consist of a minimum of three members.

The Nominating Committee shall assemble a list of nominees who have expressed their interest to serve as an officer on the HRTTC Board

The Nominating Committee shall mail/email the proposed slate to the members thirty (30) days prior to the Annual Meeting and create the ballots for voting ten (10) days prior to the Annual Meeting.

ARTICLE XI

GENERAL RULES

Additional event fees may be charged for tournaments or other activities as deemed appropriate by the Committees with Board approval.

Only members in good standing are eligible to vote or to be considered for office. A vote of the general membership on a particular measure may be held by electronic means, such as e-mail or other similar equipment, other than elections of officers (unless there is only one nominee for any given position), or any changes in membership dues or changes to bylaws. At least 50% of current members must participate in said electronic vote and a majority of members participating shall carry the measure/election proposed.

The HOA is not an insurer of any "CLUB" and/or its members' risks and exposures. All homeowners are required to sign the Release of Liability and Accident Waiver for Heritage Ranch Social Clubs (See Appendix A) as a condition of participation in HOA activities.

ARTICLE XII

AMENDMENT TO BYLAWS

These Bylaws may be altered, amended, or repealed by simple majority vote of the ballots cast at the regular annual meeting or at any special meeting of the Members called for that purpose.

The Members shall not have the power to change the purpose of the Association so as to decrease its rights and powers or to deprive any Member of rights and privileges then existing, or so to amend the Bylaws to deviate from the original intents and purposes of the club.

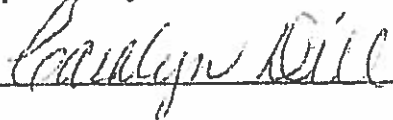
Notice of any amendment to be made at a special meeting of the Members must be distributed to the membership at least ten (10) days before such meeting and must set forth the amendments to be considered.

Any amendments to these bylaws must be approved by the HOA Board of Directors.

Approved by the Heritage Ranch Table Tennis Club Membership
on October 30, 2014.

 Date 10/30/14

Approved by the Activities Committee Resident Organization

 Date 11/20/14

Approved by the HR HOA Board

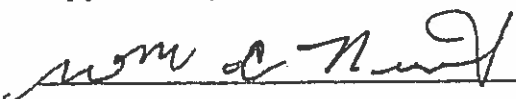
 Date 11-21-14

Exhibit A-4

Heritage Ranch Republican Club Bylaws



**REPUBLICAN CLUB AT HERITAGE RANCH
BYLAWS
10/15/2014 Revision**

ARTICLE I

NAME

The name of this association shall be the Republican Club at Heritage Ranch (the "Club").

ARTICLE II

EFFECTIVE DATE

The effective date for the formation of the Republican Club at Heritage Ranch shall be June 3, 2009.

ARTICLE III

PURPOSE

The purposes of the Republican Club at Heritage Ranch are:

To preserve and protect the interest of constitutional republicanism through education and political action.

To encourage active participation in governmental affairs, including communication with elected officials.

To acquaint members with the character and qualifications of Republican candidates.

To build loyalty to the Republican Party for constructive action in the primary and the general elections.

ARTICLE IV

MEMBERSHIP

Membership shall be open to any Heritage Ranch resident who agrees with the purposes of the Club.

SPONSORS (PATRONS)

Non-residents may become Sponsors (Patrons) with no voting rights and may not hold an office in the Club.

ARTICLE V

DUES

The fiscal year of the Club shall be from January 1st through December 31st.

Annual dues shall be recommended by the Club Board and approved by the Club Membership. Dues may be changed at the annual meeting or at a special meeting called specifically to address them. Dues shall not be prorated. Only members with dues paid who are in good standing are eligible to vote or to be considered for office.

ARTICLE VI

CLUB BOARD OF DIRECTORS AND ELECTED OFFICERS

The Club Board of Directors shall consist of the elected Club Officers, the chairpersons of the standing committees and the Immediate Past President.

The time, place and frequency of the meetings of the Club Board of Directors shall be determined by the members of the Club Board.

The elected Officers of the Club shall be the President, First Vice President, Second Vice President, Secretary and Treasurer. Each officer shall serve without compensation.

ARTICLE VII

ELECTION OF CLUB OFFICERS

The election of Club Officers shall take place during the annual membership meeting in November of each year beginning in 2009.

Elected Club Officers shall take office effective the first meeting held in January of each year following their election and continuing through December of the same year.

Club Officers shall be elected for a one-year term by simple majority vote of the membership present at the annual meeting or special meeting. Club Officers may serve a maximum of two consecutive terms unless a candidate is unopposed and willing to accept the office.

A married couple cannot both serve on the Club Board of Directors at the same time.

ARTICLE VIII

DUTIES OF CLUB OFFICERS

The Club Officers shall attend and participate in all meetings.

President

The President shall preside at all meetings of the Republican Club at Heritage Ranch, shall call all special meetings and direct all activities of the Club. The President shall also work in concert with the Heritage Ranch Activities Committee to insure cooperative understanding of all other club events at Heritage Ranch. The President shall, with Club Board approval, appoint all committee chairpersons and serve ex officio on all committees, except as otherwise provided in these Bylaws. The President or an officer designated shall represent the Club on any advisory committee.

First Vice President

The First Vice President shall act on behalf of the President during any absence and perform the duties of the President. The First Vice President shall serve the unexpired term of the President should the President leave office. The First Vice President shall represent the Club on any advisory committees.

The First Vice President shall be Chairman of the Nominating Committee.

Second Vice President

The Second Vice President shall act on behalf of the President and First Vice President during their absence and perform the duties of the President.

The Second Vice President shall perform the duties of Program Chairman

The Second Vice President shall be the liaison for the Club and the Heritage Ranch Activities Committee and be responsible for scheduling the room for all meetings.

Secretary

The Secretary shall record the minutes of all meetings of the Club and read the minutes of the general meeting at each meeting. The Secretary shall write all letters, invitations and thank you notes as deemed appropriate.

Treasurer

The Treasurer shall receive all monies of the Club and deposit such sums in a non-interest bearing account at a recognized bank. All financial obligations shall be approved and authorized by the Club Board of Directors before payment. All checks will be signed by the President or the Treasurer. The Treasurer shall keep an itemized account of all financial transactions and render a report of receipts, disbursements and account balance.

Immediate Past President

The Immediate Past President shall perform duties as directed by the President and shall be a voting member of the Club Board.

ARTICLE IX

REMOVAL OF CLUB OFFICERS

Any Club Officer may be removed from the Club Board for failure to attend three consecutive scheduled meetings of the Club Board, which have been duly noticed in accordance with notifications of scheduled meetings. An exception shall be made for health reasons.

A vacancy in any position shall be filled by the Club Board of Directors. The appointment shall last for the balance of the vacant term.

ARTICLE X

COMMITTEES

The Club Board of Directors shall authorize and define the powers and duties of the committees. The President, with the Club Board's approval, shall appoint the chairmen for standing committees and temporary committees, unless otherwise provided in these Bylaws. The chairman of each committee will ask for volunteers to assist in the activities of that committee. Each committee shall obtain Club Board approval for all major committee events.

The Standing Committees consist of the following:

Membership Committee
Legislative Committee
Campaign Activities Committee
Public Relations Committee

NOMINATING COMMITTEE

The election of the Nominating Committee shall be held at the August meeting.

The Nominating Committee shall consist of the First Vice President and five members, one member appointed by the President, one member appointed by the Club Board of Directors and three members elected by the general membership.

The Nominating Committee shall recommend one nominee for each elected office, with prior consent of the nominee. Presentation of the slate shall be made at the October meeting. Club Members may make additional nominations from the floor at the October meeting, provided they have the consent of the nominee.

ARTICLE XI

GENERAL RULES

A quorum for a meeting of the Club shall be twenty percent (20%) of the active membership.

Additional event fees may be charged for special events, materials for rallies, or other activities as deemed appropriate by the committees with Club Board approval.

ARTICLE XII

AMENDMENTS TO BYLAWS

These Bylaws may be altered, amended, or repealed by simple majority vote at the regular annual meeting or at any special meeting of the members called for that purpose.

The members shall not have the power to change the purpose of the Club so as to decrease its rights and powers, to deprive any member of rights and privileges then existing, or to amend the Bylaws to deviate from the original intents and purposes of the Club.

Notice of any amendments to be made to the Bylaws at a special meeting of the members must be distributed to the membership at least 10 days before such meeting and must set forth the amendments to be considered.

Any amendments to these Bylaws must be approved by the Heritage Ranch HOA Board of Directors.

Bylaws Amended and Approved by the Club Membership this 15th day of October, 2014

Ben Brown Date: 3/6/15

Approved by Activities Committee Resident Organization

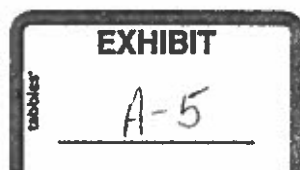
Carolee Dill Date: 3/6/15

Approved by HR HOA Board on March 2, 2015

John Waupesh Date: 3/6/15

Exhibit A-5

Heritage Ranch Chorale Bylaws



HERITAGE RANCH CHORALE BYLAWS

ARTICLE I

NAME

The name of the association is the Heritage Ranch Chorale.

ARTICLE II

EFFECTIVE DATE

The effective date for the formation of the Heritage Ranch Chorale shall be February 15, 2005.

ARTICLE III

PURPOSE

The purpose of this club shall be to develop musical talent and provide entertainment for specified functions.

ARTICLE IV

MEMBERSHIP

Membership shall be open to any Heritage Ranch residents.

Membership shall be for one calendar year, with all memberships expiring on January 31st.

ARTICLE V

DUES

Annual membership dues shall be recommended by the Chorale Board and approved by the membership. Dues must be paid on or before February 1st of each year. The dues may be changed at the annual meeting or at a special meeting called specifically to address dues. Membership dues shall not be prorated.

Only Chorale Members with dues paid in good standing are eligible to vote or to be considered for office.

ARTICLE VI

CHORALE OFFICERS / CHORALE BOARD OF DIRECTORS

Members of the Chorale Board shall be the President, Vice President, Secretary, Treasurer and the Past President, who will exercise all powers of management of the Heritage Ranch Chorale. Each Chorale Officer shall serve without compensation. The Chorale Board shall select and appoint the Chorale Musical Director, Assistants and Accompanists.

Time, place and frequency of meetings of the Chorale Board shall be determined by the Chorale Board.

ARTICLE VII

ELECTION OF CHORALE OFFICERS

The election of Chorale Officers shall take place during the annual membership meeting in September of each year. Elected Chorale Officers will take office following the election and continue through their term.

Terms of office shall be for two (2) years. The President and Secretary shall be elected in odd numbered years. The Vice President and Treasurer shall be elected in even numbered years.

Chorale Officers shall be elected by simple majority vote of the membership attending the annual meeting or special meeting. Chorale Officers may serve a maximum of two consecutive terms unless the candidate is unopposed and willing to accept the office for an additional term.

A couple residing in the same home may not serve on the Chorale Board of Directors concurrently.

ARTICLE VIII

DUTIES OF THE CHORALE OFFICERS

The Chorale Officers shall attend and participate in Chorale Board meetings and regular membership meetings.

President

The President shall preside at all meetings of the Chorale, shall call all special meetings and direct all activities of the Chorale. The President shall also work in concert with the Heritage Ranch-Activities Committee, to ensure cooperative understanding of all Chorale events at Heritage Ranch. The President shall, with Chorale Board approval, appoint committee chairpersons and serve ex officio on all committees. The President shall represent the Chorale on any advisory committee or may delegate the responsibility to a Chorale Board member.

The President shall coordinate room assignments and equipment for all Chorale rehearsals and performances.

Vice President

The Vice President shall act on behalf of the President during any absence and perform the duties of the President. The Vice President shall serve the unexpired term of the President should the President leave office. The Vice President shall represent the Heritage Ranch Chorale on advisory committees.

The Vice President shall serve as the Music Librarian and order music as needed.

The Vice President shall be responsible for chairing the Nominating Committee.

Secretary

The Secretary shall record and maintain the minutes of each meeting and distribute them to the membership. The Secretary shall write all letters, invitations and thank you notes as deemed appropriate. The Secretary may represent the Chorale Board on all appointed committees. The Secretary shall maintain a roster of all active members and their standing.

The Secretary shall place all Chorale announcements in the newsletter and on the internet.

Treasurer

The Treasurer shall receive all membership dues and other funds unrelated to ticket sales, of the Heritage Ranch Chorale and deposit such funds in a non interest bearing account of a recognized bank. The Treasurer shall sign all authorized warrants and checks drawn on funds of the Heritage Ranch Chorale. All financial obligations shall be approved and authorized by the Chorale Board before payment. The Treasurer shall keep an itemized account of all financial transactions and render a report of receipts and disbursements at each meeting. The Treasurer shall ensure that new members have been properly billed.

If ticket sales are necessary for performances, special dinners, speakers, or events of the Chorale, revenues shall be collected by the Heritage Ranch Homeowners Association (HRHOA). The HRHOA shall be responsible for charging the appropriate sales tax and for payment of related expenses.

The Treasurer shall route all expenses related to performances, special dinners, speakers and events of the Chorale to the HRHOA through the Community Events Director (CED) for payment by the HRHOA. The Treasurer shall keep an itemized account of all financial transactions for such events and render a report of receipts and disbursements at each meeting.

Past President

The Immediate Past President shall perform duties as directed by the President and shall be a voting member of the Chorale Board.

ARTICLE IX

REMOVAL OF CHORALE OFFICERS

Any Chorale Officer may be removed by the Chorale Board for failure to attend three (3) consecutive scheduled meetings of the Chorale Board, which were duly noticed in accordance with notification of scheduled meetings.

A vacancy in any position shall be filled by the Chorale Board. The appointment shall last for the balance of the vacant term.

ARTICLE X

CHORALE MUSICAL DIRECTOR

The Chorale Musical Director, in coordination with the Chorale Board, is the primary leader, conceiving, developing and implementing the artistic vision, focus and aesthetic musical values of the Chorale.

Duties include: selecting repertoire and related performance materials; following Chorale Board financial approval and verification of the number of copies required, ordering new music and related performance materials; developing, implementing and evaluating rehearsals and programs; encouraging personal sight-reading and related musicianship skills; coordinating artistic decisions with the Chorale Board on concert presentations related to costumes, scenery, lighting, make-up, sound reinforcement, staging and other artistic related matters; establishing uniform deportment for all musicians in the concert setting; determining program sequence for performances; and creating, approving and delivering electronic and / or final drafts of all Chorale programs to the printer. The Musical Director may request assistance from the Chorale Board, Committees or an individual Member. The Musical Director must keep the Chorale Board fully informed while fulfilling the assigned duties. The Musical Director will attend Chorale Board meetings when requested, to provide updates on all Chorale artistic-related matters.

ARTICLE XI

COMMITTEES

The Chorale Board shall authorize and define the powers and duties of Committees. Openings for chairs and members of said Committees shall be posted in order that volunteers can be accepted annually and approved by the Chorale Board. Each Committee shall obtain Chorale Board approval for all major Committee events.

Each Committee shall consist of a chairperson and members as deemed necessary and will serve for no less than one year.

The Committees shall work closely with the Chorale Board and each other, in a mutually beneficial relationship.

These Committees may consist of Social, Outreach, Sunshine, Section Leaders, Audit, Costumes, Lighting and Sound, and Ticket Selling.

NOMINATING COMMITTEE

The Vice President shall chair the Nominating Committee which shall consist of a minimum of three members.

The Nominating Committee shall assemble a list of nominees who have expressed their interest to serve as an officer on the Heritage Ranch Chorale Board

The Nominating Committee shall mail/email the proposed slate to the members thirty (30) days prior to the Annual Meeting and create the ballots for voting ten (10) days prior to the Annual Meeting.

ARTICLE XII

GENERAL RULES

1. Additional event fees may be charged for Chorale performances as deemed appropriate by the Chorale Board.
2. The Chorale Board has the discretion to invite non-resident guest or paid performers and/or crew when a resident has not been identified capable of and willing to do the job. Examples of these are Director, Accompanist, Band member, Soloist and Audio Technician. The invitation to the guest or paid performer must be approved by the HOA Board per the Heritage Ranch Policy, Non-Resident Participation, D6. Tryouts both with and without the Chorale, paid or unpaid, are specifically allowed before approval.
3. A vote of the general membership on a particular measure may be held by electronic means, such as e-mail or other similar equipment, other than elections of officers (unless there is only one nominee for any given position), or any changes in membership dues or changes to bylaws. At least 60% of current Chorale Members must participate in said electronic vote and a majority of Chorale Members participating shall carry the measure/election proposed.

ARTICLE XIII

AMENDMENT TO BYLAWS

These Bylaws may be altered, amended, or repealed by simple majority vote cast at the regular annual meeting or at any special meeting of the Chorale Members called for that purpose.

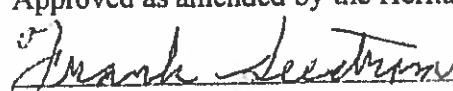
The Chorale Members shall not have the power to change the purpose of the Association so as to decrease its rights and powers or to deprive any Chorale Member of the rights and privileges then existing, or so to amend the Bylaws to deviate from the original intents and purposes of the Association.

Notice of any amendment to be made at a special meeting of the Chorale Members must be distributed to the membership at least ten (10) days before such meeting and must set forth amendments to be considered.

Any amendment to these Bylaws must be approved by the HR HOA Board of Directors.

Approved by the club 2/15/05
Amended by the club 1/10/06
Amended by the club 9/9/08
Amended by the club 9/29/09
Amended by the club 2/22/11

Approved as amended by the Heritage Ranch Chorale Membership on September 9, 2014

 _____ Date 3/6/15
Chorale President

Approved by the Activities Committee Resident Organization

Caroline DiO Date *3/6/15*

Approved by the HR HOA Board on March 2, 2015

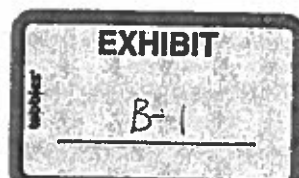
John Waupsh Date *3/6/15*

Exhibit "B"

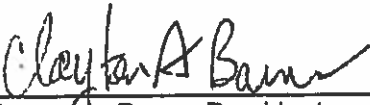
- B-1 Revision to Heritage Ranch Rules and Regulations – Non-Golf Usage of Course**
- B-2 Revision to Heritage Ranch Rules and Regulations – Tennis Rules**

Exhibit B-1

Revision to Heritage Ranch Rules and Regulations – Non-Golf Usage of Course



The Board of Directors of the Homeowners Association of Heritage Ranch voted unanimously to approve the attached revision of the Heritage Ranch Rules and Regulations at the December 20, 2013 Board Meeting.


Clayton A. Barns, President

12/20/2013
Date

6.17 NON-GOLF USAGE OF COURSE

The purpose of the following rules:

- for the safety of those playing on the golf course
- minimize damage and maintenance costs to the golf course
- respect for the golfers who have paid to use the golf course
- Safety of non golfers in the golf course area.

Use of the golf course by non-golfers is a restricted privilege that has been granted by the HOA Board. It is very important that everyone adhere to the rules of our community.

Residents who are not playing golf or residents who are walking, jogging or riding bicycles and golf carts may use the golf course paths at their own risk, and only under the following guidelines and Tees, fairways, greens and sand bunkers **ARE FOR GOLFERS ONLY.**

On days the golf course is closed (contact the pro shop for clarification).

- **If golfers appear, non-golfers must exit the golf course.**
- Before 8:30 A.M. on the back nine (holes 10-18) – Excluding Tuesdays and Wednesdays due to the use of the front and back nines on these days.
- 90 minutes before sunset on the front nine (holes 1-9).
- Access to the golf course paths is subject to the needs of golf operations (i.e. shotgun starts, tournaments, maintenance, spraying, etc.) therefore situations may change on any day or time.
- Recreational playing on the golf course, especially greens and sand traps, is not allowed.
- To avoid damage to the golf course, no one should be on any part of the course when frost or icy conditions exist. Only cart paths may be used, but under these conditions they may be icy as well and unsafe for walking. During certain conditions carts must stay on the paths and this may apply to certain holes or the entire course. The golf shop has information regarding these conditions.
- Walking or riding in a golf cart on the rough areas of the course is permitted by non-golfers provided:

- the course is not posted "cart path only"
- the course is not covered with frost or ice.
- there are no golfers present

Exhibit B-2

Revision to Heritage Ranch Rules and Regulations – Tennis Rules



The Board of Directors of The Homeowners Association of Heritage Ranch voted unanimously on March 3, 2014 to change the Heritage Ranch Rules & Regulations Section(s) 8.1 through 8.6 as follows:

ARTICLE VIII TENNIS RULES & REGULATIONS

The following rules, regulations, and etiquette should be observed by residents and their guests at all times for the maximum enjoyment of everyone.

The General Manager shall have full charge of the tennis facility and shall be the final onsite authority as to interpretation of enforcement of the following rules.

8.1 GENERAL

- (a) Court times may be reserved for Members and their guests up to one (1) week in advance. In the case of any Heritage Ranch league teams, home court matches may be booked in advance of each season, provided the court times do not conflict with special events established by the Heritage Ranch Tennis Association.
- (b) Court time usage will be booked in two (2) hour time slots. Members may book court times by calling the Golf Shop or may do so in person.
- (c) Nonresident tennis playing guests must be accompanied by a member when on the courts.
- (d) The member will be responsible for the observation of court etiquette by their guest as well as themselves.
- (e) Members and accompanied guests must wear appropriate attire in styles specifically designed for tennis at all times while using the tennis facilities. No black-sole shoes of any type are permitted on the tennis courts.

8.2 COURT USAGE ETIQUETTE

- (a) Courts will be used by members and their accompanied guests for tennis activities only.
- (b) The HOA Board may approve other activities for court usage at their discretion.
- (c) No food or beverages other than water or sports drinks are permitted on the courts.
- (d) Trash should be placed in proper receptacles on or around the courts.
- (e) No smoking on the courts.
- (f) Dress Code: Appropriate tennis attire must be worn at all times. (appropriate tops & bottoms)
- (g) Only tennis shoes are permitted on court surface.
- (h) All players should leave the courts promptly, after completion of the point being played, when their reserved court time expires if others are waiting for the courts.

- (i) Courtesy and consideration should be observed at all times. Players and spectators should not walk behind the baseline while play is in progress.

Violations of the above rules and etiquette should be brought to the attention of the General Manager.

8.3 RULES FOR RESERVING COURT TIME

Scheduling preference will be given to court time in the following order:

Special events approved by the Heritage Ranch Tennis Association, Heritage Ranch League(s) Home Match Play, Heritage Ranch Scheduled Open Play, Social Tennis, Doubles, Singles, Ball Machine.

All players must observe the rules for reserving court times.

8.4 SOCIAL PLAY TIME

Defined as: any time the courts are not reserved for special events, scheduled open play or leagues.

- (a) The Tennis Association has the responsibility for format and posting of the special events. (Special events shall be booked more than 1 week in advance, as to not interfere with previous member bookings)
- (b) Reservations take preference over non-reservation participants.
- (c) No court will be reserved for more than two (2) hours, except for special events and league play.
- (d) The Tennis Association will monitor the reservation rules for violations of extended reservation time or multiple "prime time" bookings.
- (e) Courts may be reserved up to one week in advance for social play, with the exception of the scheduled open play times and the league home matches which may be booked in advance of each season in accordance with Section 8.1. The Tennis Association may book special events up to 6 months in advance.
- (f) Any court not in use within 15 minutes of the scheduled start time will be deemed open.

8.5 PRIME TIME TENNIS

Defined as: court times between 6:30 a.m. and 11:00 a.m.

- (a) Court sign up for a subsequent "prime time" can only be made after completed play for the current prime time.
- (b) Doubles take scheduling preference over singles.
- (c) During competitive team "home" match league play, including but not limited to USTA, TCD and Metro sanctioned leagues, and during scheduled HRTA activities, all four (4) courts may be reserved for the activity or league, for not to exceed three hours. "Home" competitive team match courts are to be reserved between the hours of 11:00am and 2:00pm October through April and 10:00am and 1:00pm May through September. Rain delayed, re-scheduled "home" league matches may be scheduled during other available non-reserved court times.

8.6 SCHEDULED OPEN PLAY TENNIS TIME

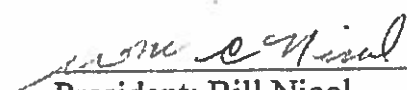
Defined as: a two hour period within the "prime time" designed for all Heritage Ranch men and/or women to play tennis in a doubles format with equal playing time for all participants.

- (a) Times reserved for scheduled open play will be set by the Tennis Association and published in Heritage Ranch Newsletter as well as posted on the Tennis Association website.
- (b) Except as noted in 8.5(c) above, one court will be available for homeowner reservation for "social tennis" during reserved "scheduled open" play.
- (c) Should any court reserved for "scheduled open tennis" not be occupied by the "scheduled open tennis" players within 15 minutes after the beginning of the designated "scheduled open tennis" time, the court shall be deemed open.


The HOA Board adopted the above rules with the endorsement of the Tennis Association. Penalty for violation of these rules will be determined by the HOA Board.

All Rules are subject to change at any time, as events dictate, at the sole discretion of the General Manager with approval of the HOA Board. Revisions when they occur will be posted on the Tennis Association Website or published in the Tennis Association Newsletter. A complete set of Heritage Ranch Golf & Country Club Rules and Regulations, as revised from time to time, will be available for inspection at the Club Reception Desk.

Approved by the Heritage Ranch Board of Directors of The Homeowners Association of Heritage Ranch March 3, 2014.



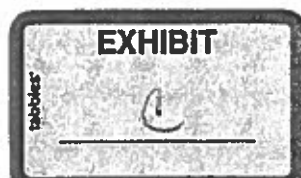
President: Bill Nicol



Date

Exhibit "C"

Revisions to Residential Design Guidelines



Revisions to Residential Design Guidelines:

Page 11 of 22, Section II, Article B, Architecture, Subparagraph 6, Roofs:

Delete the second paragraph:

All roof materials and colors are subject to ARC approval. Roof color should be Weathered Wood, Morle Black or Heather Blend or comparable in color. Asphalt shingles shall be a minimum of 25-year architectural dimensional composite shingle subject to ARC approval.

Replace deleted second paragraph with:

All roof materials and colors are subject to ARC approval. Roof color should be Weathered Wood or Heather Blend or earth tones comparable in color and compatible with other roof colors of surrounding structures. Asphalt shingles shall be a minimum of 25-year architectural dimensional composite shingle subject to ARC approval.

Page 12 of 22, Section III, Article B, Architecture, Subparagraph 13, Painting/Repainting:

Delete the Original Guideline and replace with:

ARC approval is required for all exterior painting or repainting of the home or its accessory improvements. If repainting with the color that is already on the home, a paint sample is required. If repainting with a different color from that already on the home, the Modification Application must be accompanied by both the manufacturer's color sample with the name and code number of the paint and a color sample painted on a white 8 ½" X 11" paper or white poster board. For Custom Colors, a color sample painted on a white 8 ½" X 11" paper or white poster board must accompany the Application. All exterior stains and paints shall be restricted to subdued earth tones or natural colors that are compatible with surrounding structures and the environment. White paint is not allowed on the exterior surfaces of the home.

Page 12 of 22, Section III, Article B, Architecture, Subparagraph 14, Alterations, Additions, and Expansions:

Add the following to the Original Guidelines:

Vertical construction up to a maximum of 20 inches from the patio (deck or surface) to the top of the construction may be permitted within Lot Setbacks, as follows:

Front Yard Setback: There shall be a minimum front yard setback of 20 feet from the front property line.

1. Side Yard Setback: There shall be a minimum side yard setback of 5 feet from the side property lines. A side yard adjacent to a side street shall not be less than 10 feet.
2. Rear Yard Setback: There shall be a rear yard setback of 12 feet from the rear property line.

Vertical construction of any kind, including covered or enclosed patios or decks, or vertical lattice screens may be denied by the ARC if it is in any Setback as described above.

In addition to the restrictions on vertical construction in Lot Setbacks, the ARC may not approve landscape modifications in Lot Setbacks (e.g. tall shrubs and/or trees) that interfere or detract from the harmony of the surrounding environment.

Page 16 of 22, Section III, Article D, Landscaping, Subparagraph 2, Plant Materials:

Delete second and third paragraphs:

Landscaping should consist of a combination of sodded turf areas and shrub and groundcover bed areas. Front yard and rear yard landscaped areas shall be 100% sod where there are no beds.

Large expanses of mulch or bed areas without substantial shrub or groundcover plantings are unacceptable. Stone or gravel mulch with harsh, unnatural or high contrast colors is prohibited.

Replace deleted second & third paragraphs with:

Landscaping should consist of a combination of sodded turf areas and shrub and groundcover bed areas. Front yard landscaped areas shall be 100% sod where there are no beds. Rear yards may be a combination of grass and mulch. Stone, rock, natural mulch and sand may be used when approved by the ARC. All landscaping plants shall consist of living materials and shall be maintained in a living growing condition. Dead plant materials shall be replaced in the appropriate planting season. The use of synthetic or artificial grass or other artificial plant materials in landscaped areas is prohibited.

Approved by the Heritage Ranch Board of Directors
September 19, 2014



Bill Nicol, President



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