

**CERTIFICATE FOR
RECORDATION OF DEDICATORY INSTRUMENT OF
FORT WORTH WEST FORK RANCH HOMEOWNERS' ASSOCIATION, INC. A/K/A
WEST FORK RANCH**

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

WHEREAS, Section 202.006 of the Texas Property Code requires that "A Property Owners' Association shall file its dedicatory instruments in the Real Property Records of each county in which the Property to which the dedicatory instruments relates is located."; and

WHEREAS, Fort Worth West Fork Ranch Homeowners' Association, Inc. a/k/a West Fork Ranch, a Texas nonprofit corporation (the "Association") desires to comply with Section 202.006 by filing of record in the Real Property Records of Tarrant County, Texas, the attached instrument; and

WHEREAS, the attached instrument constitutes a "dedicatory instrument" as defined by Section 202.001 of the Texas Property Code; and

WHEREAS, the Declaration of Covenants, Conditions and Restrictions for Fort Worth West Fork Ranch Homeowners' Association, Inc. a/k/a West Fork Ranch, Executed by Pulte Homes of Texas, L.P., as Declarant, and recorded on or about October 7, 2011 at Document #D211244122 in the Real Property Records of Tarrant County, Texas, including any amendments thereof, additions, annexations and supplements thereto and entitled "Declaration of Covenants, Conditions and Restrictions for West Fork Ranch" (the "Declaration") subjected to the scheme of development therein certain land described in the Declaration and Bylaws of the Association and located in Tarrant County, Texas;

NOW THEREFORE, the undersigned authorized representative of the Association hereby executes this Certificate to effect the recording of the dedicatory instrument attached hereto on behalf of the Association.

[signature page follows]

EXECUTED this ___ day of February, 2022

Fort Worth West Fork Ranch Homeowners' Association, Inc. a/k/a West Fork
Ranch,
A Texas non-profit corporation

By: _____
Barbara Hull, Board Member
Fort Worth West Fork Ranch Homeowners' Association, Inc. a/k/a West Fork
Ranch

STATE OF TEXAS

§

COUNTY OF TARRANT

This instrument was acknowledged before me on the ___ day of February, 2022, by Barbara Hull, authorized representative of Fort Worth West Fork Ranch Homeowners' Association, Inc. a/k/a West Fork Ranch, a Texas nonprofit corporation, on behalf of said corporation.

Notary Public in and for the State of Texas

After Recording, Return to:

Manning & Meyers, Attorneys at Law
4340 N. Central Expressway, Suite 200
Dallas, TX 75206

THIRD AMENDED DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR WEST FORK RANCH

THE STATE OF TEXAS

KNOW ALL PERSONS BY THESE PRESENTS

COUNTY OF TARRANT

THAT THIS THIRD AMENDED DECLARATION is made on the date hereinafter set forth by Fort Worth West Fork Ranch Homeowners' Association, Inc. a/k/a West Fork Ranch (hereinafter referred to as "Association").

WITNESSETH:

WHEREAS, the Declaration of Covenants, Conditions and Restrictions for Fort Worth West Fork Ranch Homeowners' Association, Inc. a/k/a West Fork Ranch, Executed by Pulte Homes of Texas, L.P., as Declarant, and recorded on or about October 7, 2011 at Document #D211244122 in the Real Property Records of Tarrant County, Texas, including any amendments thereof, additions, annexations and supplements thereto and entitled "Declaration of Covenants, Conditions and Restrictions for West Fork Ranch" (the "Declaration") designating The Fort Worth West Fork Ranch Homeowners' Association, Inc. a/k/a West Fork Ranch (the "Association") to administer and enforce the covenants and restrictions contained in the Declaration; and

WHEREAS, the Declaration of Covenants, Conditions and Restrictions for Fort Worth West Fork Ranch Homeowners' Association, Inc. a/k/a West Fork Ranch were amended and such amendment was recorded on or about January 17, 2013 at Document #D213014988 in the Deed Records of Tarrant County, Texas (the "First Amendment"); and

WHEREAS, the Declaration of Covenants, Conditions and Restrictions for Fort Worth West Fork Ranch Homeowners' Association, Inc. a/k/a West Fork Ranch were amended and such amendment was recorded on or about February 13, 2019 at Document #D219027883 in the Deed Records of Tarrant County, Texas (the "Second Amendment"); and

WHEREAS, the Bylaws of Fort Worth West Fork Ranch Homeowners' Association, Inc. a/k/a West Fork Ranch were duly adopted by the Board of Directors of Fort Worth West Fork Ranch Homeowners' Association, Inc. a/k/a West Fork Ranch and recorded on or about November 9, 2011 at Document #D211272988 in the Deed Records of Tarrant County, Texas ("the "Bylaws")

WHEREAS, the Bylaws of Fort Worth West Fork Ranch Homeowners' Association, Inc. a/k/a West Fork Ranch were amended and such amendment was recorded on or about August 20, 2020 at Document #D220206809 in the Deed Records of Tarrant County, Texas (the "Restated Bylaws"); and

WHEREAS, the Declaration, the Bylaws, and all amendments and supplements thereto remain in full force and effect; and

WHEREAS, Article XII, Section 12.2(b) of the Declaration of the Association provides that *“Except as provided in Article XI above, the Association may amend the terms and provisions of this Declaration by the affirmative vote of sixty-seven percent (67%) or greater of all outstanding votes of the Members entitled to be cast. Any amendment must be Recorded. Notwithstanding the foregoing, the Association shall be required to obtain Declarant's written consent to (i) any amendment during the Development Period, and (ii) any amendment to Section 3.2(b), Section 4.5, Section 6.12, Article IX or Article XI after the Development Period.”*

WHEREAS, the Association, desires to amend the Declaration in certain respects related to Outbuildings, Sheds, and Detached Buildings.

WHEREAS, the Association has met the requirements of Article XII of the Declaration. This amendment was approved at a duly called meeting of the members of the Association.

WHEREAS, the terms and provision of the Fort Worth West Fork Ranch Homeowners' Association, Inc. a/k/a West Fork Ranch Declaration, except as modified herein, are hereby declared to be in full force and effect with respect to the properties and lots within the Association. All properties and lots shall continue to be held, occupied, sold, and conveyed subject to the terms and conditions of the West Fork Ranch Declaration and any amendments and supplements thereto. The Declaration, and any amendments and supplements thereto shall run with title to the Property and are binding on all parties having any right, title, or interest in and to the properties within the Association or any part thereof, including their heirs, representatives, successors, transferees, and assigns, and shall inure to the benefit of each Owner thereof.

WHEREAS, the effective date of this amendment shall be the date of its filing in the Tarrant County Real Property Records.

RESOLVED, that pursuant to the provisions of Article XII, the Declaration of Fort Worth West Fork Ranch Homeowners' Association, Inc. a/k/a West Fork Ranch is hereby amended with the following Third Amendment to the Declaration of Fort Worth West Fork Ranch Homeowners' Association, Inc. a/k/a West Fork Ranch and declares that all properties and lots and all portions thereof are and shall be held, transferred, assigned, sold, conveyed and occupied subject to all covenants, conditions, restrictions, easements, liens and charges contained in the Declaration, as modified and amended herein.

NOW, THEREFORE, the West Fork Ranch Owners Association Declaration is hereby amended as follows: Article VII, Section 7.24 is hereby redacted in full and shall now read as follows:

7.24 Athletic and Recreational Facilities. No outdoor athletic and recreation facilities such as playscapes, swing sets and sport courts may be place on a Lot unless (a) such item is place within a backyard that has a fence that completely encloses the backyard and the location and the item does not exceed twelve (12) feet in high, or (b) such item is a temporary and movable facility that is stored each night in the garage, the Dwelling or other fully screen area. Notwithstanding the foregoing, basketball goals and any other recreation equipment designated by the ACA may be

located on any portion of the Lot (including side yards) that is behind any portion of the front of the Dwelling.

[signature page follows]

IN WITNESS WHEREOF, the Board of Directors of the Fort Worth West Fork Ranch Homeowners' Association, Inc. a/k/a West Fork Ranch has caused this Third Amendment to the Declaration for West Fork Ranch to be filed with the Tarrant County Clerk's Office.

EXECUTED this ____ day of February, 2022

Fort Worth West Fork Ranch Homeowners' Association, Inc. a/k/a West Fork Ranch,
A Texas non-profit corporation

By: _____
Barbara Hull, Board Member
Fort Worth West Fork Ranch Homeowners' Association, Inc. a/k/a West Fork Ranch

STATE OF TEXAS

§

COUNTY OF TARRANT

This instrument was acknowledged before me on the ____ day of February, 2022, by Barbara Hull, authorized representative of Fort Worth West Fork Ranch Homeowners' Association, Inc. a/k/a West Fork Ranch, a Texas nonprofit corporation, on behalf of said corporation.

Notary Public in and for the State of Texas

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Dallas, TX 75206