

  
MARY LOUISE NICHOLSON  
COUNTY CLERK

**NOTICE OF FILING OF DEDICATORY INSTRUMENTS  
FOR  
TRACE RIDGE  
[Second Amendment to Bylaws]**

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

**THIS NOTICE OF FILING OF DEDICATORY INSTRUMENTS FOR TRACE RIDGE** (this "Notice") is made this 3 day of April, 2024, by Trace Ridge Owners Association, Inc. (the "Association").

**WITNESSETH:**

**WHEREAS**, D.R. Horton – Texas, LTD., a Texas limited partnership ("Declarant") prepared and recorded an instrument entitled "Declaration of Covenants, Conditions and Restrictions for Trace Ridge" on or about February 11, 1999 as Document No. D199035959 at Volume 13657, page 209 *et. seq.* of the Deed Records of Tarrant County, Texas (the "Declaration"), as may be amended from time to time; and

**WHEREAS**, the Association is the property owners' association created by Declarant to manage and/or regulate the planned development subject to the Declaration cited above, which development is more particularly described in the Declaration and is known as the Trace Ridge residential development, located in the City of Fort Worth, Tarrant County, Texas; 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**, the Association desires to record the dedicatory instrument(s) attached hereto in the Real Property Records of Tarrant County, Texas, pursuant to and in accordance with Section 202.006 of the Texas Property Code..

**NOW, THEREFORE**, the dedicatory instrument identified in Exhibit "A" and attached hereto is a true and correct copy of the original and is hereby filed of record in the real property records of Tarrant County, Texas, in accordance with the requirements of Section 202.006 of the Texas Property Code.

**IN WITNESS WHEREOF**, the Association has caused this Notice to be executed by its duly authorized agent as of the date first above written.

**TRACE RIDGE OWNERS ASSOCIATION, INC.,**  
**a Texas non-profit corporation**

By:

Donald Labrie Jr

Printed Name

Its:

President TRHOA

Title

**ACKNOWLEDGMENT**

STATE OF TEXAS

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COUNTY OF TARRANT

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BEFORE ME, the undersigned authority, on this day personally appeared Donald Labrie Jr., its President (title) of Trace Ridge Owners Association, 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.

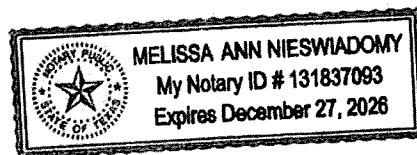
SUBSCRIBED AND SWORN TO BEFORE ME on this 3 day of April, 2024.

Melinda  
 Notary Public in and for The State of Texas

12/27/2026  
 My Commission Expires

**AFTER RECORDING, RETURN TO:**

Riddle & Williams, P.C.  
 3811 Turtle Creek Blvd., Suite 500  
 Dallas, Texas 75219



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**EXHIBIT "A"****DEDICATORY INSTRUMENTS**

A-1. Second Amendment to Bylaws of Trace Ridge Owners Association, Inc.

## EXHIBIT "A"

**SECOND AMENDMENT TO THE  
BYLAWS OF  
TRACE RIDGE OWNERS ASSOCIATION, INC.  
[Quorum for Election of Directors]**

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

**THIS SECOND AMENDMENT TO THE BYLAWS OF TRACE RIDGE OWNERS ASSOCIATION, INC.** (this "Second Amendment") is made as of the 3 day of April, 2024, by the Board of Directors of **TRACE RIDGE OWNERS ASSOCIATION, INC.**, a Texas non-profit corporation (the "Association").

**WITNESSETH:**

**WHEREAS**, D.R. Horton – Texas, LTD., a Texas limited partnership ("Declarant") prepared and recorded an instrument entitled "Declaration of Covenants, Conditions and Restrictions for Trace Ridge" on or about February 11, 1999 as Document No. D199035959 at Volume 13657, page 209 *et. seq.* of the Deed Records of Tarrant County, Texas (the "Declaration"), as may be amended from time to time; and

**WHEREAS**, the Board of Directors of the Association adopted the Bylaws of Trace Ridge Owners Association, Inc. on or about February 11, 1999 (the "Bylaws") and same was recorded on or about March 1, 2000 under Instrument No. D200041419 at Volume 14233 page 9 *et. set.* of the Tarrant County Real Property Records; and

**WHEREAS**, the Association adopted the First Amendment to the Bylaws of Trace Ridge Owners Association, Inc. which were recorded on or about September 9, 2010 under Instrument No. D210220671 of the Tarrant County Real Property Records (the "First Amendment"); and

**WHEREAS**, Section 209.00593 of the Texas Property Code provides that notwithstanding any provision in a dedicatory instrument, any board member whose term has expired must be elected by owners who are members of the property owners' association and that the board of a property owners' association may amend the bylaws of the association to provide for elections to be held as required by Section 209.00593(a) of the Texas Property Code; and

**WHEREAS**, pursuant to Section 209.00593 of the Texas Property Code, the Board of Directors of the Association has approved of the following amendment to the Bylaws.

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

1. Article IV, Section 4.8 of the Bylaws is amended to add Article IV, Section 4.8(a) which will read as follows:

(a) Quorum for Election of Directors

Notwithstanding any provision contained in the Declaration or these Bylaws to the contrary, in order to comply with Section 209.00593 of the Texas Property Code, which is entitled "Election of Board Members," if at the reconvened annual meeting the quorum requirements set out above is not attained, the following reduced quorum and procedures will be implemented to provide for the election of directors:

The Secretary will announce that the required quorum of Members was not obtained for the annual meeting of the Members. Immediately after the announcement, and at the same meeting, the quorum for election of the Board of Directors is reduced to the Members present, in person or by other legal means, will constitute a quorum for the sole purpose of conducting a meeting to elect directors. Except for voting on electing directors, no other business may be conducted at this reconvened election meeting.

2. In the event of a conflict between this Second Amendment and any other provision of the Bylaws, this Second Amendment shall control.
3. Except as modified by the First Amendment and this Second Amendment, the Bylaws shall remain in full force and effect.

IN WITNESS WHEREOF, the undersigned have caused this instrument to be executed on the 3 day of April, 2024.

**TRACE RIDGE OWNERS ASSOCIATION, INC.**  
a Texas non-profit corporation

By: 

Name: Donald Labrie Jr

Title: President TR HOA

**ACKNOWLEDGEMENT**

STATE OF TEXAS

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COUNTY OF TARRANT

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BEFORE ME, the undersigned authority, on this day personally appeared Donald Labrie Jr., the President of Trace Ridge Owners Association, 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 3 day of April, 2024.

Melissa Ann Nieswiadomy  
Notary Public, State of Texas

