

**FIRST AMENDMENT TO THE BYLAWS
OF
RICHARDSON SADDLEBROOK HOMEOWNERS ASSOCIATION, INC.**

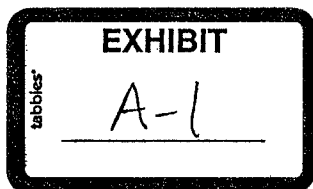
STATE OF TEXAS §
 § KNOW ALL MEN BY THESE PRESENTS
COUNTY OF COLLIN §

This First Amendment to the Bylaws of the Richardson Saddlebrook Homeowners Association, Inc. is effective as of the 29th day of April, 2003 by the Richardson Saddlebrook Homeowners Association, Inc. (the "*Association*"):

WITNESSETH:

WHEREAS, Article VIII, Section 8.5 of the Bylaws of Richardson Saddlebrook Homeowners Association, Inc. (the "*Bylaws*") provides that the Bylaws may be amended or modified pursuant to the agreement of Owners of Lots to which at least sixty-six and two thirds percent (66 2/3%) of the outstanding votes held by Members at a meeting at which a quorum is present; and

WHEREAS, the amendments to the Bylaws, as set forth hereinafter with specificity, were approved at the annual meeting of the Members held on April 29, 2003, at which a quorum was present, by the agreement of Owners of Lots to which at least sixty-six and two thirds percent (66 2/3%) of the outstanding votes held by Members.



NOW, THEREFORE, the Bylaws of the Association are hereby amended as

follows:

(a) Section 3.1 of Article III of the Bylaws is hereby amended to read, in its entirety, as follows:

SECTION 3.1. NUMBER AND QUALIFICATION.

Commencing with the 2003 annual meeting of the Members, the affairs of the Association shall be governed by a Board of Directors consisting of five (5) individuals who shall serve until their successors have been duly elected and qualified. To serve on the Board of Directors an individual must be a Member in good standing of the Association. To be in good standing, a Member's account with the Association must be paid in full.


(b) Section 3.3 of Article III of the Bylaws is hereby amended to read, in its entirety, as follows:

SECTION 3.3. ELECTION AND TERM OF OFFICE.

At each annual meeting of the Members, commencing with the 2003 annual meeting, the Members shall elect five (5) persons to serve as Directors. Upon the election of Directors at the 2003 annual meeting of the Members, the term of office for three Directors shall be fixed at two (2) years and the term of office for the remaining two Directors shall be fixed at one (1) year. Thereafter, the term of office for each Director shall be fixed at two (2) years. Each Director shall hold office until his or her successor shall have been fully elected and qualified. At each election, the persons receiving the greatest number of votes shall be the Directors.

SIGNED to be effective as of the 29th day of April, 2003.

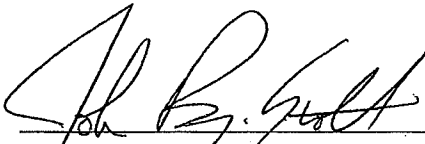
**RICHARDSON SADDLEBROOK
HOMEOWNERS ASSOCIATION, INC.**

By 
John Boog-Scott, President

CERTIFICATION OF AMENDMENT TO BYLAWS

I, John Boog-Scott, the duly-elected President of the Richardson Saddlebrook Homeowners Association, Inc., hereby certify:

That this First Amendment to the Bylaws of the Richardson Saddlebrook Homeowners Association, Inc. was approved pursuant to the agreement of Owners of Lots to which at least sixty-six and two thirds percent (66 2/3%) of the outstanding votes held by Members at a meeting at which a quorum was present and held on April 29, 2003, and that the same does now constitute a portion of the Bylaws of the Richardson Saddlebrook Homeowners Association, Inc.


John Boog-Scott, President

**RESOLUTION
THE BOARD OF DIRECTORS
OF
RICHARDSON SADDLEBROOK HOMEOWNERS ASSOCIATION, INC.
JANUARY 25, 2005**

WHEREAS, the Richardson Saddlebrook Homeowners Association, Inc. under Article III, Section 3.2 of the Bylaws has the authority to "to adopt Rules and Regulations deemed necessary for the enjoyment of the Development provided the Rules and Regulations shall not be in conflict with the Declaration or these Bylaws."

WHEREAS, at a duly convened regular meeting of the Board of Directors held on January 25, 2005 a majority of the members of the Board of Directors discussed and agreed to adopt the following policy regarding Yard Art and Porch/Balcony Furniture.

NOW THEREFORE BE IT RESOLVED, that the attached Yard Art and Porch/Balcony Furniture has been adopted as an official rule or regulation of the Richardson Saddlebrook Homeowners Association, Inc.

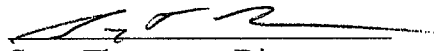
SO BE IT RESOLVED, by the undersigned majority of the Board of Directors to be effective as of January 25, 2005



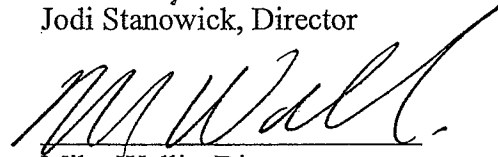
Gary Krystek, Director



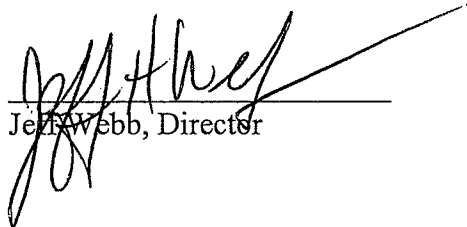
Jodi Stanowick, Director



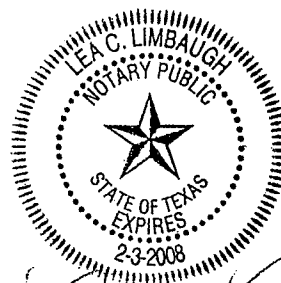
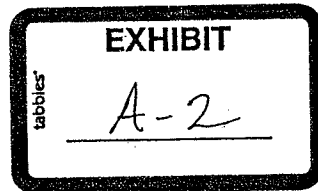
Scott Thompson, Director

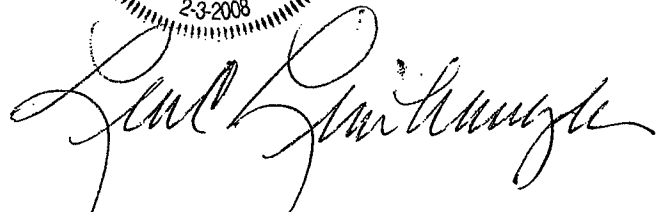


Mike Wallis, Director



Jeff Webb, Director





25 January 2005

Subject: Yard Art and Porch/Balcony Furniture – Rules and Regulations

To All Homeowners of Saddlebrook:

In an effort to uphold the property values and to preserve the aesthetics of the Saddlebrook community, and to provide greater uniformity within our development, the Saddlebrook Board of Directors (“*Board*”) determined that it was necessary to establish rules and regulations addressing the installation of “yard art” and porch/balcony furniture. Our property management company (“*SBB*”) has received many complaints regarding these items. The Saddlebrook Architecture Review Committee (“*ARC*”) has also received many different requests from homeowners for the installation of various forms (sizes, shapes, and types) of yard art. The Board believes that by providing clearer, more detailed standards to all homeowners, this will eliminate confusion regarding these items, as well as provide a more unified appearance within our development. The Board further determined that it was necessary to implement these rules and regulations for the enjoyment of all homeowners in our development. In an effort to maintain the neighborhood harmony, as well as to uphold the property values and community aesthetics, the Board has approved the following rules and regulations, which are effective immediately.

The following shall serve to clarify the Covenants, Conditions, and Restrictions (CC&Rs) contained in Article VI, Section 6.6 (z) of the Saddlebrook Declaration. In this section, the CC&Rs provides that no decorative embellishments (or “yard art”) shall be permitted unless approved in accordance with Article V of the CC&Rs. These rules and regulations establish the specific types and standards of yard art and porch or balcony furniture that are considered “acceptable” to the ARC and the Board.

- 1) The Architecture Review Committee prefers that any yard art be installed at the rear of the property. (No ARC approval is required if yard art is not visible from the front of each house.)
- 2) Yard art is for the enjoyment of the homeowner’s of the property and must be located so that it is unobtrusive to the neighboring properties.
- 3) Yard art constructed from plastic or any form of lower-grade materials (plastic pink flamingoes, plastic lamp-lighter man, etc.) is not permitted.
- 4) Plastic flowers or artificial trees are not permitted.
- 5) Religious ornamental objects or statuary (cross, Virgin Mary, Buddha, etc.) is not permitted.
- 6) Brightly colored or oversized yard art is not permitted.
- 7) Ornamental objects or statuary must be constructed using high-grade materials (metal, ceramic, wood) and must not exceed 18 inches in height. (This way they would generally be below shrub height).

- 8) Yard art is limited to no more than four separate items per house, porch, or balcony. Each item must be located within four feet of the porch/balcony or flowerbeds.
- 9) Flower pots (up to 20 gallon size) are permitted.
- 10) Yard art attached to the house is not permitted.
- 11) Ornamental objects or statuary must be properly maintained.
- 12) Plastic furniture located in the front of a house, or on a porch, or on a balcony is not permitted.
- 13) Porch or balcony furniture must be constructed of quality materials (as determined by the ARC) and must be properly maintained.

Please note that if any existing yard art and porch furniture meets these requirements outlined above, NO FURTHER ACTION IS REQUIRED (the homeowner does NOT need to complete an ARC request form). If any existing yard art and front porch or balcony furniture does not meet the standards set forth herein, please take necessary steps to remove these items. If a homeowner has any yard art that does not meet these standards or if it is not addressed in this policy, please submit an ARC request form (include the actual dimensions, construction materials, and photograph of the yard art). The ARC will evaluate and provide a specific response for each request, as well as answer any questions about these rules and regulations. Any yard art and front porch or balcony furniture that does not meet the standards contained in these rules and regulations, SBB will be sending out violation letters after 30 days from the date of this letter.

Thank you for your consideration!

Board of Directors
 Gary Krystek
 Jeff Webb
 Jodi Stanowick
 Scott Thompson
 Mike Wallis

Architecture Review Committee
 Jodi Stanowick
 John Boog-Scott
 Barbara Gilbert
 Jeff Webb
 Linda Krystek
 Greg Haney
 Sonja Wagner

EXHIBIT B

Those tracts and parcels of real property located in the City of Richardson, Collin County, Texas and more particularly described as follows:

- (a) All lots parcels or tracts of real property described in that certain Amended Plat for Saddlebrook, filed on or about March 27, 2000, as instrument number 00-0029227 of the Land Records of Collin County, Texas, and recorded in Cabinet L, Page 838 of the Map or Plat Records of Collin County, Texas; and
- (b) All property subject to that certain Declaration of Covenants, Conditions and Restrictions for Saddlebrook, recorded in Volume 4580, Page 1892, Land Records, Collin County, Texas.

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ANY PROVISION HEREIN WHICH RESTRICTS THE SALE, RENTAL, OR USE OF THE DESCRIBED REAL PROPERTY BECAUSE OF COLOR OR RACE IS INVALID, AND UNENFORCEABLE UNDER FEDERAL LAW (COUNTY OF COLLIN) (THE STATE OF TEXAS)
I hereby certify that this instrument was FILED in the File Number Sequence on the date and the time stamped hereon by me, and was duly RECORDED, in the Official Public Records of Real Property of Collin County, Texas on

MAR 24 2005

Brenda Taylor



Filed for Record in:
Collin County, McKinney TX
Honorable Brenda Taylor
Collin County Clerk

On Mar 24 2005
At 1:58pm

Doc/Num : 2005- 0037155

Recording/Type:CT 30.00
Receipt #: 12111

AFTER RECORDING, PLEASE RETURN TO:

Judd A. Austin, Jr.
Henry Oddo Austin & Fletcher, P.C.
1700 Pacific Avenue
Suite 2700
Dallas, Texas 75201

COUNTY CLERK'S MEMO
PORTIONS OF THIS
DOCUMENT NOT
REPRODUCIBLE
WHEN RECORDED

05883 03756

**CERTIFICATE AND MEMORANDUM OF
RECORDING OF ASSOCIATION DOCUMENTS FOR
RICHARDSON SADDLEBROOK HOMEOWNERS ASSOCIATION,
INC.**

STATE OF TEXAS §
 §
COUNTY OF COLLIN §

The undersigned, as attorney for the Richardson Saddlebrook Homeowners Association, Inc., for the purpose of complying with Section 202.006 of the Texas Property Code and to provide public notice of the following instruments affecting the owners of property described on Exhibit B attached hereto, hereby states that the documents attached hereto are true and correct copies of the following:

- (a) *First Amendment to the Bylaws of Richardson Saddlebrook Homeowners Association, Inc.* (Exhibit "A-1"); and
- (b) *Resolution of the Board of Directors of Richardson Saddlebrook Homeowners Association, Inc. Adopting Rules and Regulations for Yard Art and Porch/Balcony Furniture* (Exhibit "A-2").

All persons or entities holding an interest in and to any portion of property described on Exhibit B attached hereto are subject to the foregoing documents.

IN WITNESS WHEREOF, the Richardson Saddlebrook Homeowners Association, Inc. has caused this Certificate and Memorandum of Recording of Association Documents to be filed of record with the Collin County Clerk's office.

RICHARDSON SADDLEBROOK HOMEOWNERS ASSOCIATION, INC.

By: Judd A. Austin
Its: Attorney

STATE OF TEXAS §
 §
COUNTY OF DALLAS §

BEFORE ME, the undersigned Notary Public, on this day personally appeared Judd A. Austin, Jr., attorney for Richardson Saddlebrook Homeowners Association, Inc., known to me to be the person whose name is subscribed on the foregoing instrument and acknowledged to me that he executed the same for the purposes therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND AFFIRMED SEAL OF OFFICE on this 18th day of March, 2005

Beverly P. Bates
Notary Public, State of Texas

