

**AFTER RECORDING, PLEASE RETURN TO:**

**Judd A. Austin, Jr.  
Henry Oddo Austin & Fletcher, P.C.  
1717 Main Street  
Suite 4600  
Dallas, Texas 75201**

**FIRST SUPPLEMENTAL CERTIFICATE AND MEMORANDUM OF  
RECORDING OF DEDICATORY INSTRUMENTS  
FOR  
PRINCETON CROSSROADS HOMEOWNERS ASSOCIATION, INC.**

STATE OF TEXAS           §  
  §  
COUNTY OF COLLIN       §

The undersigned, as attorney for Princeton Crossroads Homeowners Association, Inc., a Texas nonprofit corporation, for the purpose of complying with Section 202.006 of the Texas Property Code and to provide public notice of the following dedicatory instrument affecting the owners of property described in the Declaration of Covenants, Conditions and Restrictions for Princeton Crossroads, recorded on September 5, 2019, under Instrument No. 20190905001091580, in the Official Public Records of Collin County, Texas, including any amendments and supplements thereto ("*Property*"), hereby states that the dedicatory instrument attached hereto is a true and correct copy of the following:

- ***First Amendment to the Bylaws of Princeton Crossroads Homeowners Association, Inc. (Exhibit A).***

All persons or entities holding an interest in and to any portion of the Property are subject to the foregoing dedicatory instrument until amended. The attached dedicatory instrument replaces and supersedes all previously recorded dedicatory instruments addressing the same or

similar subject matter and shall remain in force and effect until revoked, modified, or amended by the Board of Directors.

**IN WITNESS WHEREOF**, Princeton Crossroads Homeowners Association, Inc., has caused this First Supplemental Certificate and Memorandum of Recording of Dedicatory Instruments to be recorded in the Official Public Records of Collin County, Texas; and serves to supplement that certain Certificate and Memorandum of Recording of Dedicatory Instruments filed on September 20, 2023, and recorded as Instrument No. 2023000108421, in the Official Public Records of Collin County, Texas.

**PRINCETON CROSSROADS  
HOMEOWNERS ASSOCIATION, INC.,  
a Texas nonprofit corporation**

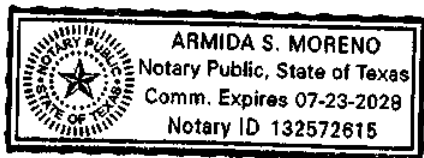


By: \_\_\_\_\_  
Its: Attorney

STATE OF TEXAS           §  
  §  
COUNTY OF DALLAS       §

BEFORE ME, the undersigned Notary Public, on this day personally appeared Vinay B. Patel, attorney for Princeton Crossroads Homeowners Association, Inc, a Texas nonprofit corporation, 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 13<sup>th</sup> day of January, 2025.



  
\_\_\_\_\_  
Notary Public, State of Texas

# Exhibit A

**FIRST AMENDMENT TO THE BYLAWS  
OF  
PRINCETON CROSSROADS  
HOMEOWNERS ASSOCIATION, INC.**

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

This First Amendment to the Bylaws of Princeton Crossroads Homeowners Association, Inc., a Texas non-profit corporation (“*Association*”) was approved by the Association’s Board of Directors and is effective when filed of record with the Office of the Collin County Clerk.

**WITNESSETH:**

**WHEREAS**, Section 209.00593 of the Texas Property Code (“*Section 209.00593*”) encourages and, in some instances, requires the election of Directors by Members of the Association; and

**WHEREAS**, there are Members of the Association who wish to serve on the Board of Directors and must be elected; and

**WHEREAS**, the Association has experienced difficulty in electing Directors due to the inability to obtain quorum for a meeting in accordance with the Bylaws of the Association for the purpose of electing Directors, and the Association may, therefore, be unable to elect Directors in compliance with Section 209.00593 in the future; and

**WHEREAS**, Section 209.00593 allows the Board of Directors of the Association to amend the Bylaws in order to comply with Section 209.00593; and

**WHEREAS**, the amendment to the Bylaws, as set forth hereinafter with specificity for the sole purpose of complying with Section 209.00593, was approved at a duly convened meeting of the Board of Directors held on the 9 day of JANUARY 2025.

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

- Article III, Section 11(a) is hereby added, and shall read, in its entirety, as follows:

***Section 11(a) Quorum for the Election of Directors. For the purpose of electing directors to the Board only, the presence at a meeting of Members of the Association, either in person, by proxy or other means allowed by law (all of which are incorporated herein by reference), representing five percent (5%) of the total votes of the Association shall constitute a quorum. If, however, such quorum shall not be present or represented at a meeting which includes the election of directors, the Members Present and/or represented, shall have the power to adjourn and reconvene the meeting from time to time, including the same day as the original meeting, without notice other than announcement at the meeting. At the adjourned meeting, Members Present (via person, proxy, absentee ballot, or by other legal means) shall constitute a quorum for the purpose of electing directors to the Board. Any conflict between this Section 11(a) and any other provision within the Bylaws shall be resolved in favor of this Section 11(a). For any item of business other than the election of directors to the Board, the quorum requirements contained in Section 11 of these Bylaws shall govern and control.***

SIGNED this day 10 of January, 2025.

**PRINCETON CROSSROADS  
 HOMEOWNERS ASSOCIATION, INC.,  
 a Texas non-profit corporation**

By: Claudia Wong  
 Its: [Signature], President  
DocuSigned by: 9408668F297A41E...

**CERTIFICATION OF AMENDMENT TO BY-LAWS**

I, Kejur Shah, the duly elected Secretary of Princeton Crossroads Homeowners Association, Inc., hereby certify:

That this First Amendment to the Bylaws of Princeton Crossroads Homeowners Association, Inc., was approved by the Board of Directors at a duly convened meeting of the Board of Directors of the Association held on the 9 day of January, 2025, and that the same does now constitute a portion of the Bylaws of Princeton Crossroads Homeowners Association, Inc.

IN WITNESS WHEREOF, I heretofore subscribe my hand on this 10 day of January, 2025.

DocuSigned by:  
By: KEJUR SHAH  
Its: F6B81AE08856425, Secretary

**Collin County  
Honorable Stacey Kemp  
Collin County Clerk**

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**Instrument Number:** 2025000003995

eRecording - Real Property

HOMEOWNERS ASSOC DOCS

Recorded On: January 13, 2025 04:15 PM

Number of Pages: 7

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**" Examined and Charged as Follows: "**

Total Recording: \$45.00

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**\*\*\*\*\* THIS PAGE IS PART OF THE INSTRUMENT \*\*\*\*\***

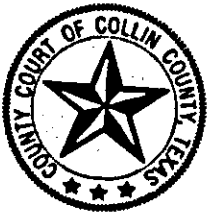
Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

**File Information:**

Document Number: 2025000003995  
Receipt Number: 20250113000759  
Recorded Date/Time: January 13, 2025 04:15 PM  
User: Devon O  
Station: CCK107

**Record and Return To:**

CSC



**STATE OF TEXAS  
COUNTY OF COLLIN**

**I hereby certify that this Instrument was FILED In the File Number sequence on the date/time printed hereon, and was duly RECORDED in the Official Public Records of Collin County, Texas.**

Honorable Stacey Kemp  
Collin County Clerk  
Collin County, TX