

AFTER RECORDING, PLEASE RETURN TO:

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

**FOURTH SUPPLEMENTAL CERTIFICATE AND MEMORANDUM
OF RECORDING OF DEDICATORY INSTRUMENTS
FOR
OAK HOLLOW OF ANNA HOMEOWNERS' ASSOCIATION, INC.**

STATE OF TEXAS §
 §
COUNTY OF COLLIN §

The undersigned, as attorney for Oak Hollow of Anna 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 dedicatory instrument affecting the owners of property described on Exhibit B attached hereto (the "*Property*"), hereby states that the dedicatory instrument attached hereto is a true and correct copy of the following:

- ***Unanimous Consent by Board Resolution of the Board of Directors of Oak Hollow of Anna Homeowners Association, Inc. (Exhibit A).***

All persons or entities holding an interest in and to any portion of Property are subject to the foregoing dedicatory instrument. The dedicatory instrument attached hereto shall serve to replace any dedicatory instrument previously recorded by Oak Hollow of Anna Homeowners' Association, Inc. addressing the same or similar subject matter.

IN WITNESS WHEREOF, Oak Hollow of Anna Homeowners' Association, Inc. has caused this Fourth Supplemental Certificate and Memorandum of Recording of Dedicatory

Instruments to be recorded in the Official Public Records of Collin County, Texas, and to supplement that Certificate and Memorandum of Recording of Association Documents filed on January 3, 2008, as Instrument No. 20080103000010390 in the Official Public Records of Collin County, Texas; that First Supplemental Certificate and Memorandum of Recording of Dedicatory Instruments filed on October 14, 2013, as Instrument No. 20131014001417220 in the Official Public Records of Collin County, Texas; that Second Supplemental Certificate and Memorandum of Recording of Dedicatory Instruments filed on October 22, 2014, as Instrument No. 2014022001153360 in the Official Public Records of Collin County, Texas; and that certain Third Supplemental Certificate and Memorandum of Recording of Dedicatory Instruments filed on July 20, 2018, as Instrument No. 20180720000904670 in the Official Public Records of Collin County, Texas.

**OAK HOLLOW OF ANNA
HOMEOWNERS' ASSOCIATION, INC.**



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 Oak Hollow of Anna 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 the 29th day of April, 2020.


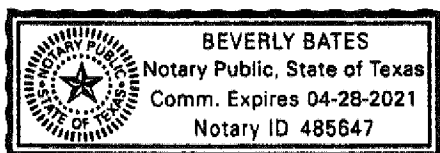

Notary Public, State of Texas

EXHIBIT A

UNANIMOUS CONSENT BY BOARD RESOLUTION OF
THE BOARD OF DIRECTORS
OF
OAK HOLLOW AT ANNA HOMEOWNERS ASSOCIATION, INC.

EFFECTIVE AS OF FEBRUARY 6, 2012

The undersigned, being all of the Directors of the Board of Directors of Oak Hollow at Anna Homeowners Association, Inc., a Texas non-profit corporation (the "Association"), do hereby adopt, ratify and approve the following resolutions and each and every action effected thereby; and

WHEREAS, the Association was established and is governed by certain agreements, including, without limitation, its Bylaws (herein so called) of the Association;

WHEREAS, the Association was formed for certain purposes as more specifically, set forth in the Bylaws and other governing documents of the Association, which purposes include, without limitation, exercising all of the powers and privileges and to perform all of the duties and obligations of the Association as may be set forth therein;

WHEREAS, Section 8.01 of the Bylaws authorizes the Board of Directors of the Association to exercise certain powers of the Association for the benefit of its members, including, without limitation exercise of powers as may be necessary to operate and manage the Association;

WHEREAS, the Articles of Incorporation of the Association provided for initial board of directors of the Association comprised of three (3) directors;

WHEREAS, in accordance with the powers granted to the Board of the Association under the terms of the Bylaws, including, without limitation, the powers necessary and incidental to the management and operation of the Association, and for the mutual benefit of the members of the Association, to ensure continuity of governance of the Association as originally intended by the terms of the Bylaws, the Board of Directors has determined that changes to the policy by which Acquisition fees are collected as well as setting a specific amount of Acquisition fee to be collected is a necessary and viable action; and

WHEREAS, the Board desires to memorialize its determination and motion approved by the Board of Directors as evidenced by the minutes of the meeting of the Board of Directors held on February 6, 2012, (a copy of which is attached hereto as **Exhibit A**) by this consent for all purposes.

NOW, THEREFORE, BE IT RESOLVED, that the Board of Directors of the Association hereby consents to, adopts, ratifies and approves the following resolutions and each and every action effected thereby:

RESOLVED, that the Acquisition fee as set forth in Article 4, Section 4.10 of the Covenants, Conditions, and Restrictions state that an Acquisition fee on behalf of the Association shall only be collected from the "first" owner thereof, at the election of the Board of Directors; and

RESOLVED, that the Board of Directors has through unanimous consent, voted to change the election by which an Acquisition fee is collected and to set a minimum amount of Acquisition fee to be collected. Therefore, the Board of Directors does hereby adopt the following changes as their election:

Acquisition fee shall be charged upon acquisition of sale or transfer of a Lot by all Owners (other than Declarant or Builder), and the Acquisition fee shall be set at the minimum amount of \$250.00 which shall be due and payable by every Owner upon acquisition of sale or transfer per Owner, per Lot. The Board of Directors has consented to these resolutions in good faith and each of the undersigned reasonably believes the resolutions contained herein to be in the best interest of the Association, and consistent with the intended operation and management of the Association as set forth in the Bylaws;

RESOLVED, that the duly elected President or other officer(s) of the Association (each being herein referred to as an "Authorized Officer" and referred to collectively as the "Authorized Officers"), are hereby authorized, empowered and directed, jointly and severally, to give such certifications of fact and information as shall be necessary to consummate and effect the contemplated transactions referred to in the foregoing resolutions.

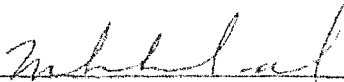
RESOLVED, that the Authorized Officer(s) of the Association are hereby authorized, empowered and directed, jointly and severally, to (a) sign, execute, certify to, verify, acknowledge, deliver, accept, file and record any and all documents, instruments and agreements, and (b) take, or cause to be taken, any and all such actions, in the name and on behalf of the Association, as in the judgment of the Authorized Officer so acting shall be necessary, desirable, or appropriate in order to effect the purposes of the foregoing resolutions (the taking of any such action by any Authorized Officer to be conclusive evidence that the foregoing standard has been met).

RESOLVED, that any and all actions taken by the Association, the Board of Directors, or any of the officers of the Association for and on behalf of the Association, prior to the adoption of these resolutions which are within the scope and intent of these resolutions are hereby ratified, approved and adopted as the acts of the Association, as applicable, in all respects.

RESOLVED FURTHER, that these resolutions are to be interpreted in the broadest possible manner so as to authorize, approve and facilitate the consummation of the transactions contemplated hereby and the execution, delivery and performance of any and all documents, instruments and agreements in connection therewith.

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IN WITNESS WHEREOF, the undersigned has by his signature affixed below executed these resolutions to be effective as of (but not necessarily executed on) the date set forth above.



Mehrdad Moayed, Board President / Director

EXHIBIT A
FEBRUARY 6, 2012, BOARD OF DIRECTORS
MEETING MINUTES

[see attached]

Oak Hollow Homeowner's Association

Board Meeting Minutes

Essex HOA Management, LLC

1221 N. I-35, Suite 112

Carrollton, TX 75006

February 6, 2012

11:30 a.m.

Call to order: Ron Corcoran @ 11:33 a.m.

Present: Ron Corcoran, Owner, Essex HOA Management, Mehrdad Moayedi, HOA President, Rome Barnes, HOA Vice President

The meeting was called to order by Ron Corcoran at 11:33 a.m.

The meeting of the Board was held with one sole agenda item to be discussed. Upon assuming office the current Board of Directors was advised that the Association's acquisition (CAP) fees per Article 4, Section 4.10 was written in such a way that only the first owner, at the election of Board of Directors, would be required to pay an acquisition fee to the HOA.

The Board of Directors, in unanimous consent, agrees that according to their right and authority in the Covenants, Conditions and Restrictions as well as those set forth in the Bylaws of the Association, the Board of Directors elects to extend the Acquisition fee to include all sales or transfer of a record title of a Lot. Furthermore, the Board, through unanimous consent, does hereby elect to set the Acquisition fee at the amount of \$250.00 per sale / transfer, per Lot both of which is to be effective immediately. In addition to these minutes, the Board hereby agrees to adopt a Board Resolution by which this action shall be memorialized as a permanent record of the Association.

Mr. Moayedi, Board President, and Rome Barnes, Vice President both stated that for the financial benefit and well being of the Association, they feel extending the fee to include all sales or transfers as well as setting a minimum amount for the fee is a viable action for the Association and will help to build the reserves the Association needs now and will need in the future for the financial health and stability of the HOA. Mehrdad Moayedi motioned to accept the changes to Acquisition fees as stated and a second from Rome Barnes was received.

There being no further business to discuss, the meeting was adjourned at 11:47 a.m.

I, Mehrdad Moayedi, President of Oak Hollow of Anna Homeowners Association have read and do hereby signify by my signature below that I have read the minutes of the meeting and approve them as written.

By: Mehrdad Moayedi
Its: President

A handwritten signature in cursive script, appearing to read "Mehrdad Moayedi".

EXHIBIT B

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

- (a) All lots and tracts of land situated in **Oak Hollow of Anna, an addition to the City of Anna, Collin County, Texas, according to the Plat thereof recorded in Phase One, Volume N, Page 647 of the Map or Plat Records of Collin County, Texas;**
- (b) All lots and tracts of land situated in **Oak Hollow of Anna, Phase Two, an addition to the City of Anna, Collin County, Texas, according to the Plat thereof recorded in Phase Two, Volume O, Page 392, and supplemented and recorded in Volume P, Page 523, of the Map or Plat Records of Collin County, Texas;**
- (c) All lots and tracts of land situated in **Oak Hollow of Anna, Phase Three, an addition to the City of Anna, Collin County, Texas, according to the Plat thereof recorded in Phase Three, Volume P, Page 252, and supplemented and recorded in Volume P, Page 522, of the Map or Plat Records of Collin County, Texas;**
- (d) All lots and tracts of land situated in **Oak Hollow of Anna, Phase Four, an addition to the City of Anna, Collin County, Texas, according to the Plat thereof recorded in Phase Four, Volume S, Page 823, and supplemented and recorded in Volume 2006, Page 586, of the Map or Plat Records of Collin County, Texas; and**
- (e) All lots and tracts of land situated in **Oak Hollow of Anna, Phase Five, an addition to the City of Anna, Collin County, Texas, according to the Plat thereof recorded in Phase Five, Volume P, Page 966 of the Map or Plat Records of Collin County, Texas.**



Filed and Recorded
Official Public Records
Stacey Kemp, County Clerk
Collin County, TEXAS
04/30/2020 08:07:47 AM
\$58.00 AHASIK
20200430000623540

Stacey Kemp