

**AFTER RECORDING, PLEASE RETURN TO:**

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

**SECOND SUPPLEMENTAL CERTIFICATE AND  
MEMORANDUM OF RECORDING OF DEDICATORY  
INSTRUMENTS FOR SHILOH LAKES PHASE ONE AND  
SHILOH LAKES PHASE TWO OF MCKINNEY SHILOH  
RANCH HOMEOWNERS ASSOCIATION, INC.**

STATE OF TEXAS           §  
  §  
COUNTY OF COLLIN       §

The undersigned, as attorney for McKinney Shiloh Ranch 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 instruments affecting the owners of property described on Exhibit B attached hereto, hereby states that the dedicatory instruments attached hereto are true and correct copies of the following:

1. *Termination of Declarant Rights* (Exhibit A-1);
2. *Resignations of Directors to the Board of Directors of McKinney Shiloh Ranch Homeowners Association, Inc.* (Exhibit A-2); and
3. *Certificate and Resolution of the Board of Directors and Architectural Control Committee of McKinney Shiloh Ranch Homeowners Association, Inc. Regarding Procedures for New Construction Submissions for Living Units* (Exhibit A-3).

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 dedicatory instruments.

**IN WITNESS WHEREOF**, McKinney Shiloh Ranch Homeowners Association, Inc. has caused this Second Supplemental Certificate and Memorandum of Recording of Dedicatory Instruments for Shiloh Lakes Phase One and Shiloh Lakes Phase Two 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 for Shiloh Lakes Phase One and Shiloh Lakes Phase Two filed on June 11, 2012, as Instrument No. 20120611000691880 in the Official Public Records of Collin County, Texas; and that certain First Supplemental Certificate and Memorandum of Recording of Dedicatory Instruments for Shiloh Lakes Phase One and Shiloh Lakes Phase Two filed on January 17, 2014, as Instrument No. 20140117000050300 in the Official Public Records of Collin County, Texas.

**MCKINNEY SHILOH RANCH  
HOMEOWNERS ASSOCIATION, INC.**

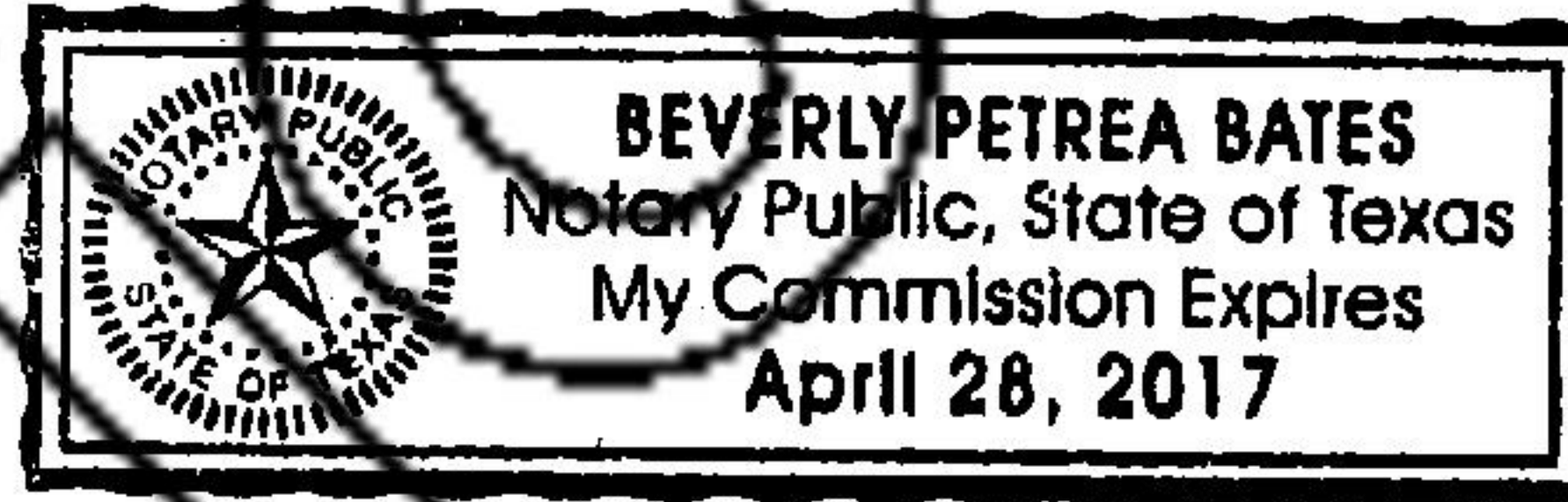
By:   
Its: Attorney

STATE OF TEXAS           §  
  §  
COUNTY OF DALLAS       §

BEFORE ME, the undersigned Notary Public, on this day personally appeared Vinay B. Patel, attorney for McKinney Shiloh Ranch 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 24<sup>th</sup> day of April, 2015.

  
Notary Public, State of Texas



Unofficial Copy

**NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.**

THE STATE OF TEXAS    §  
  §  
COUNTY OF COLLIN    §

KNOW ALL PERSONS BY THESE PRESENTS:

**TERMINATION OF DECLARANT RIGHTS**

**THIS TERMINATION OF DECLARANT RIGHTS** (this "Termination") is made as of the 24<sup>th</sup> day of MARCH, 2015 by **LANDON SHILOH RANCH, LLC**, a Texas limited liability company ("Declarant").

**WHEREAS**, Declarant has conveyed to McKinney Shiloh Ranch Homeowners Association, Inc. (the "Association") certain real property located in the City of McKinney, Collin County, Texas (the "Property"); and

**WHEREAS**, pursuant to the terms and conditions of the Amended and Restated Declaration of Covenants, Conditions and Restrictions for Shiloh Ranch and Provisions for McKinney Shiloh Ranch Homeowners Association, Inc., recorded as Instrument No. 20101025001155120 in the Official Public Records of Collin County, Texas (as amended, the "Declaration"), Declarant desires to terminate any and all of its rights thereunder.

**NOW THEREFORE**, in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereby agree as follows:

1. Termination of Declarant Rights. Effective as of the date hereof, Declarant hereby voluntarily relinquishes and terminates any and all of its rights and obligations as Declarant under the Declaration (the "Declarant Rights").
2. Declaration of No Assumption or Transfer of Declarant Rights. Effective as of the date hereof, Declarant declares and affirms that the Declarant Rights have not been assigned, assumed, transferred or otherwise conveyed to any such designee.
3. Delegation of ACC Appointments. In accordance with Article IV of the Declaration, Declarant hereby delegates and assigns to the Board of Directors of the Association all of its rights under the Declaration, including the right to appointment and remove all members of the Architectural Control Committee.

4. Relinquishment of Right to Approve Amendments. In accordance with Article XXX, Declarant hereby relinquishes its rights to approve amendments to the Declaration.

5. Right to Annex. Declarant, in conjunction with this Termination, waives, disclaims, and relinquishes any and all of its rights to annex additional property pursuant to Article XXI of the Declaration.

IN WITNESS WHEREOF, the Declarant has executed this Termination of Declarant Rights as of the day and year first above written.

DECLARANT:

LANDON SHILOH RANCH, LLC,  
a Texas limited liability company

By:

  
John R. Landon, President

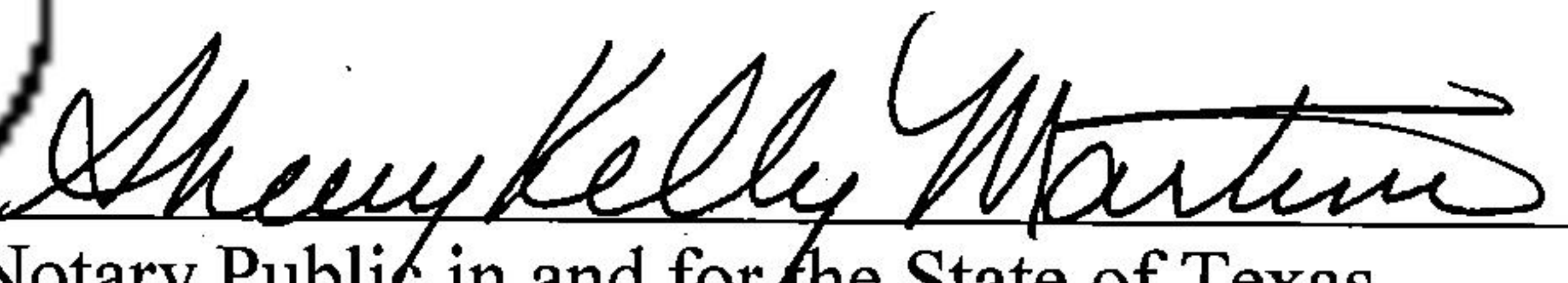
  
Daniel J. Walsh  
Vice President

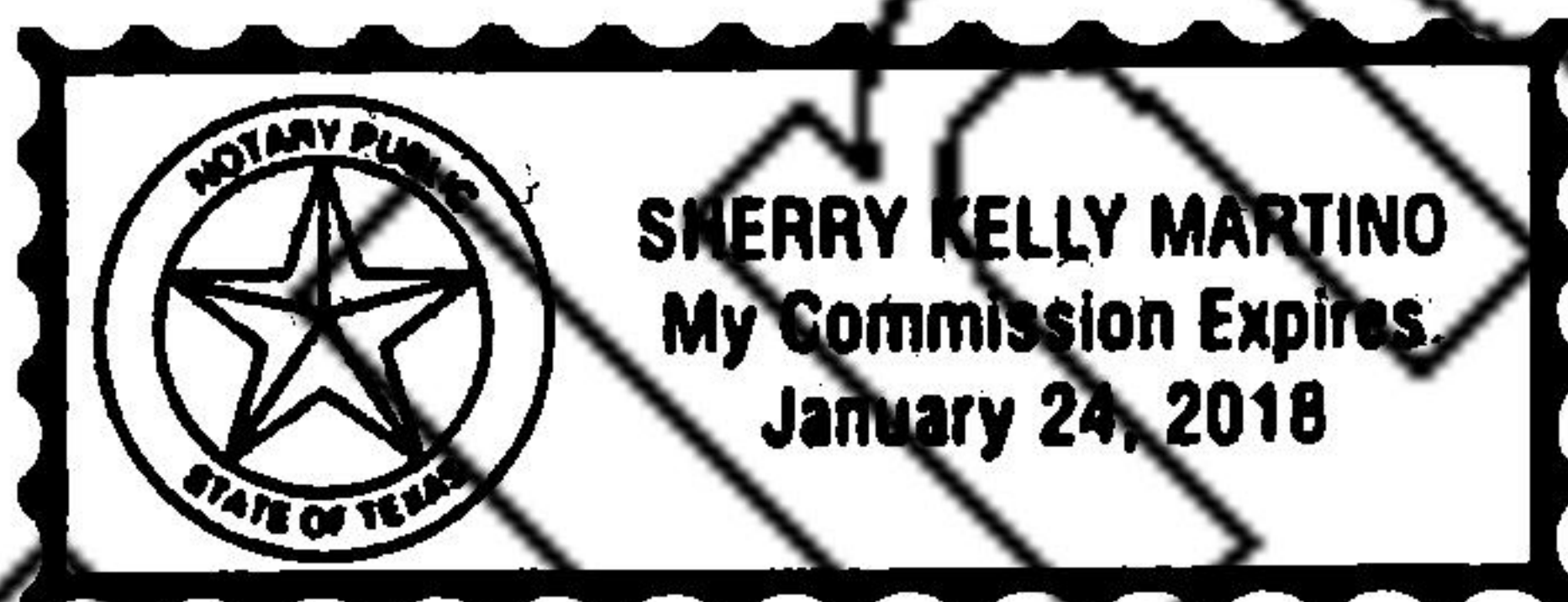
STATE OF TEXAS

§  
§  
§

COUNTY OF COLLIN

This instrument was acknowledged before me on the 27<sup>TH</sup> day of MARCH, 2015, by John R. Landon, President of LANDON SHILOH RANCH, LLC, a Texas limited liability company, in his capacity and on behalf of said limited partnership.

  
Notary Public in and for the State of Texas



**RESIGNATIONS OF DIRECTORS  
TO THE BOARD OF DIRECTORS OF  
McKINNEY SHILOH RANCH HOMEOWNERS' ASSOCIATION, INC.**

The undersigned, being all the Directors of McKinney Shiloh Ranch Homeowners Association, Inc. (the "*Association*") do hereby consent to and approve of the following resolution, and each and every action effected thereby:

**Resignation of Current Directors**

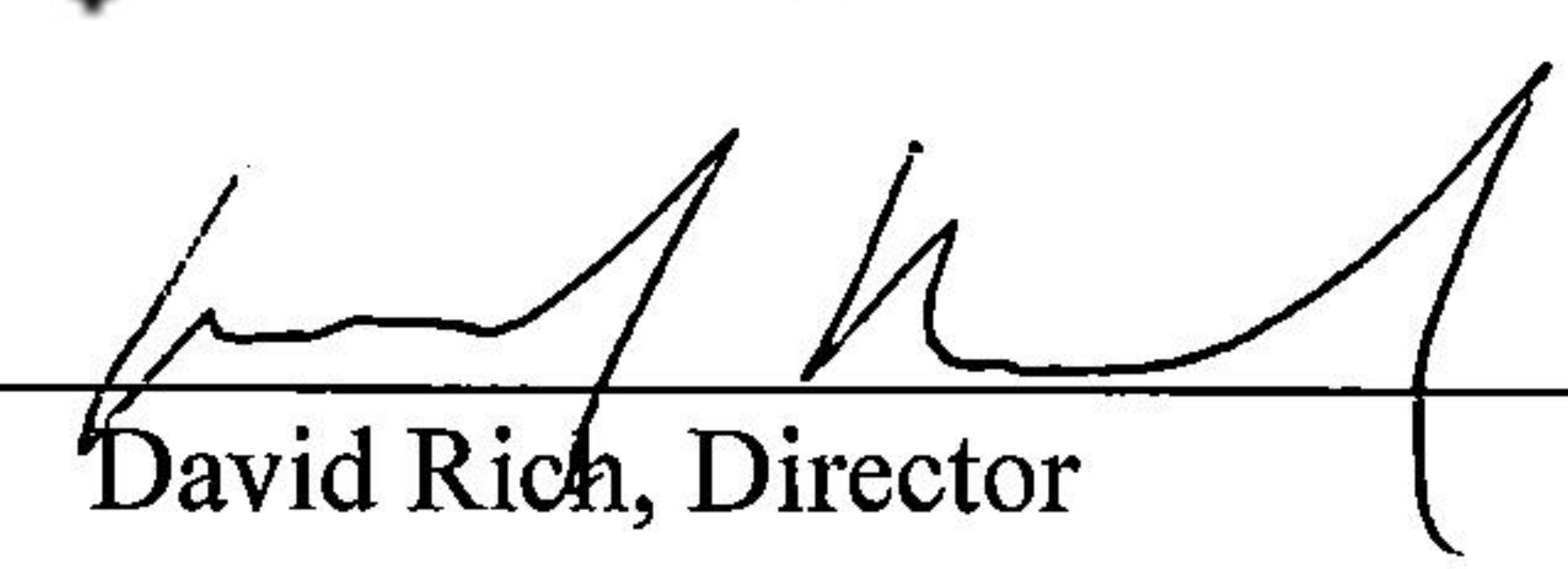
**WHEREAS**, John R. Landon, David Rich and Beau Brooks, have each tendered their resignations as officers and directors of the Association.

**RESOLVED**, that subject to the election of no less than three (3) individuals at the March 24, 2015 Transitional Meeting, the resignations of John R. Landon, David Rich and Beau Brooks, as officers and directors of the Association will be recognized and accepted.

**FURTHER RESOLVED**, that the resignations will not be recognized or accepted if the election described above does not take place at the March 24, 2015 Transitional Meeting.

**IN WITNESS WHEREOF**, this unanimous consent is signed to be effective as of March 24, 2015.

By:   
John R. Landon, Director

By:   
David Rich, Director

By: \_\_\_\_\_  
Beau Brooks, Director

**RESIGNATIONS OF DIRECTORS  
TO THE BOARD OF DIRECTORS OF  
McKINNEY SHILOH RANCH HOMEOWNERS' ASSOCIATION, INC.**

The undersigned, being all the Directors of McKinney Shiloh Ranch Homeowners Association, Inc. (the "Association") do hereby consent to and approve of the following resolution, and each and every action effected thereby:

Resignation of Current Directors

WHEREAS, John R. Landon, David Rich and Beau Brooks, have each tendered their resignations as officers and directors of the Association.

RESOLVED, that subject to the election of no less than three (3) individuals at the March 24, 2015 Transitional Meeting, the resignations of John R. Landon, David Rich and Beau Brooks, as officers and directors of the Association will be recognized and accepted.

FURTHER RESOLVED, that the resignations will not be recognized or accepted if the election described above does not take place at the March 24, 2015 Transitional Meeting.

IN WITNESS WHEREOF, this unanimous consent is signed to be effective as of March 24, 2015.

By: \_\_\_\_\_  
John R. Landon, Director

By: \_\_\_\_\_  
David Rich, Director

By: \_\_\_\_\_  
Beau Brooks, Director



STATE OF TEXAS           §  
  §  
COUNTY OF COLLIN       §

**CERTIFICATE AND RESOLUTION OF THE BOARD OF DIRECTORS  
AND ARCHITECTURAL CONTROL COMMITTEE OF  
MCKINNEY SHILOH HOMEOWNERS ASSOCIATION, INC  
REGARDNG PROCUEDURES FOR NEW CONSTRUCTION  
SUBMISSIONS FOR LIVING UNITS**

**WHEREAS**, the Board of Directors of McKinney Shiloh Ranch Homeowners Association, Inc. (the "*Board*"), is the entity responsible for the operation of the McKinney Shiloh Ranch Homeowners Association, Inc. (the "*Association*"), in accordance with and pursuant to that certain Amended and Restated Declaration of Covenants, Conditions and Restrictions for Shiloh Ranch and Provisions for McKinney Shiloh Ranch Homeowners Association, Inc., filed on October 25, 2010, and recorded as Instrument No. 2010-1025001155120 in the Official Public Records of Collin County, Texas, and any and all supplements thereto and amendments thereto (collectively, the "*Declaration*"); and

**WHEREAS**, under Article IV of the Declaration, the Architectural Control Committee ("*ACC*") has jurisdiction over all modifications, additions or alternations made on or to existing improvement, on any Lot, and is authorized to promulgate design guidelines and application procedures; and

**WHEREAS**, under Article IV of the Declaration, no building, fence, wall, outbuilding or other structure or improvement may be installed, maintained, or placed on any Lot until the complete

plans, including site plans, floor plans, and exterior elevations, are submitted and approved in writing by the ACC; and

**WHEREAS**, a meeting of the Board and ACC was held on the 24<sup>TH</sup> day of MARCH, 2015 (the “*Meeting*”) at which a quorum was present; and

**WHEREAS**, a motion was made at the Meeting to approve and formally adopt a procedure applicable and limited to all applications for new construction of a Living Unit submitted by a Builder Member; and

**WHEREAS**, the presented procedure expressly grants an exemption to a Builder Member from having to submit Required Plans to the ACC so long as the Living Unit is consistent with the high level of taste, design, quality, harmony and architectural conformity throughout the McKinney Shiloh Ranch subdivision (the “*Exemption*”);

**WHEREAS**, the presented procedure further expressly grants the Exemption to Grand Homes with respect to the plans listed on Exhibit A, which is incorporated herein for all purposes;

**WHEREAS**, the procedure was discussed and presented for a vote at the Meeting; and


**WHEREAS**, the ACC and the Board determined that it is within the best interest of the Association to adopt the procedure; and

**WHEREAS**, the procedure was approved and adopted unanimously at the Meeting.

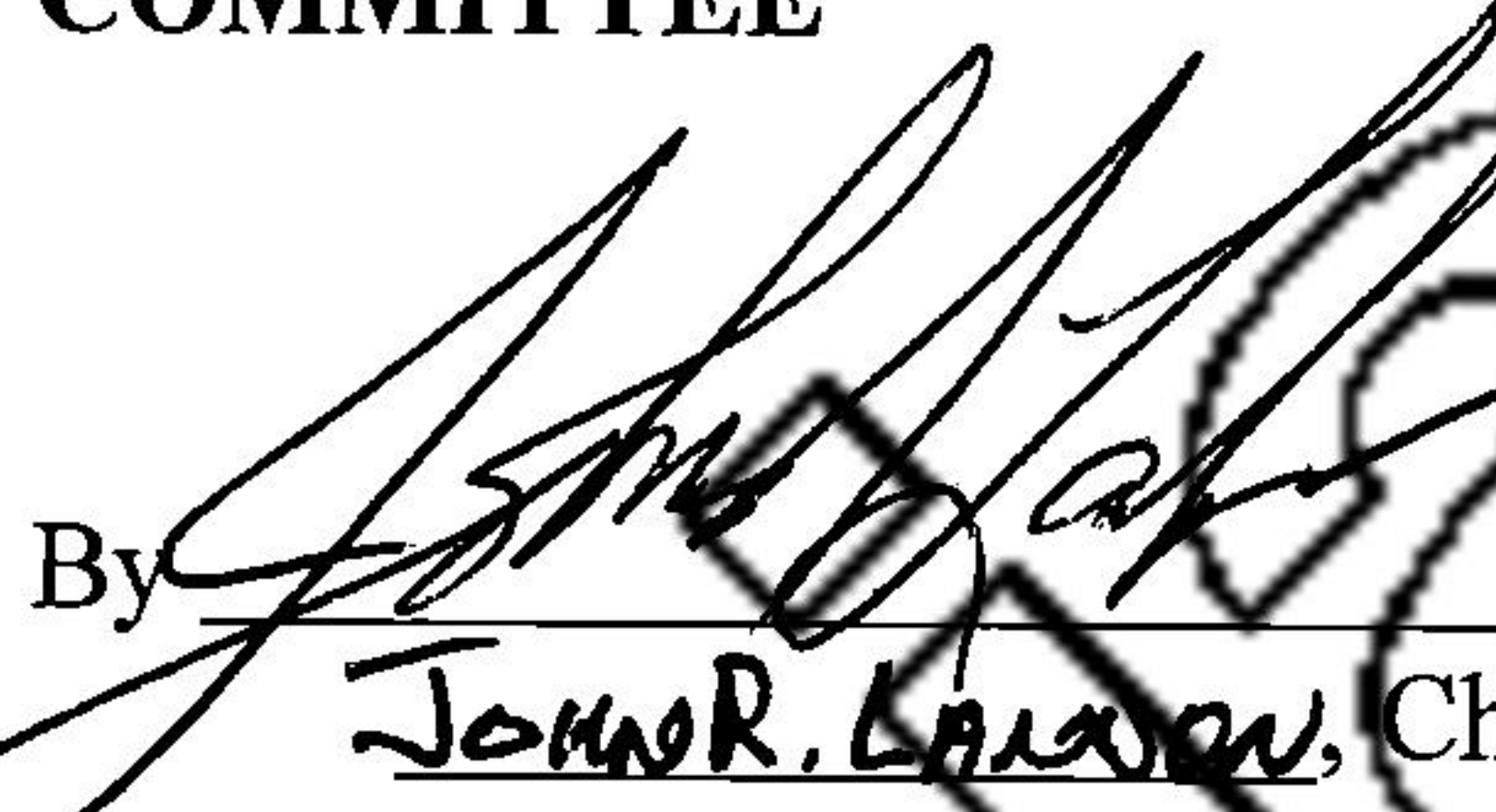
**NOW, THEREFORE, BE IT RESOLVED**, that the that the procedure is hereby adopted, ratified, promulgated and hereby irrevocable pursuant to the powers granted to the ACC and the Board under the Declaration.

**BE IT FURTHER RESOLVED**, that this Resolution is effectively immediately.

MCKINNEY SHILOH RANCH  
HOMEOWNERS ASSOCIATION, INC.

By   
DAVID J. WAWA, ~~President~~  
SECRETARY

ARCHITECTURAL CONTROL  
COMMITTEE

By   
JAMES R. GARMON, Chairman

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**Exhibit "A"**

# GRAND HOMES

*America's Best Builder*

## Shiloh Ranch

MODEL	PLAN NUMBER	BEDROOMS/ BATHS
Greenbrier II	2515	3/2/1 Living/Study & 2 Car Garage
	2844	add Bedroom 4 & Bath 3
	2848	add Gameroom
Alexandria II	2531	3/2.5 Living/Dining/Life Space/Gameroom/3 Car Garage
	2773	4/3.5 Living/Dining/Life Space/Gameroom/3 Car Garage
	2813	3/2.5 Living/Dining/Life Space/Gameroom/Media/3 Car Garage
	3051	4/3.5 Living/Dining/Life Space/Gameroom/Media/3 Car Garage
Brandonwood	2647	4/3/1 Living/Gameroom/Life Space/2 Car Garage
	2880	add Media Room
Hartford II	2987	4/3/1 Dining/Gameroom/2 Car Garage
	3298	add Media Room
	3299	add Bedroom 5 and Bath (In lieu of Media)
Hartford V	2997	4/3/1 Living/Gameroom/3 Car Garage
	3303	5/4/1 Living/Gameroom/2 Car Garage
	3270	4/3/1 Living/Gameroom/Media/3 Car Garage
	3611	5/4/1 Living/Gameroom/Media/2 Car Garage
	3631	5/4/1 Living/Gameroom/Media/3 Car Garage
	3896	5/4/1 Living/Gameroom/Media/Childrens Retreat/3 Car Garage
	3952	6/5/1 Living/Gameroom/Media/2 Car Garage
4209	6/5/1 Living/Gameroom/Media/Childrens Retreat/2 Car Garage	
Hartford	3125	4/3/2 Living/Gameroom/3 Car Garage
	3420	4/3/2 Living/Gameroom & Media/3 Car Garage
	3421	5/4/2 Living/Gameroom/3 Car Garage
	3624	4/3/2 Living/Gameroom/Media & Life Space/2 Car Garage
	3963	5/4/2 Living/Gameroom, Media & Children's Retreat/3 Car Garage
	4181	5/4/2 Living/Gameroom & Media, Life Space & Children's Retreat/2 Car Garage
Grand Lantana	3139	3/2.5/2 Living & Study & Gameroom
	3370	add 4th Bedroom, Full Bath & Gameroom
	3448	add Gameroom & Media Room
	3640	add 4th Bedroom, Full Bath, Gameroom, & Media Room
	3911	add 4th Bedroom, Full Bath, Gameroom, Media Room & Children's Retreat w/ Private Bath
Surrellwood	3511	4/3/2 Living, Study, and Gameroom
	4078	Add 5th Bedroom, Full Bath, and Media Room
Grand Harrington	3560	4/4/2 Living/Life Spaces/3 Car Garage
	3737	4/4/2 Living/2 Life Spaces/2 Car Garage
	3881	4/4/2 Living/Life Spaces/Gameroom/3 Car Garage
	4059	4/4/2 Living/2 Life Spaces/Gameroom/2 Car Garage
	4065	4/4/2 Living/Life Spaces/Gameroom/Media/3 Car Garage
4239	4/4/2 Living/2 Life Spaces/Gameroom/Media/2 Car Garage	
Downton Abbey	4128	5/4/2 Living/Gameroom
	4234	5/4/2 Living/Gameroom & Media
	4787	6/5/2 Living/Gameroom & Media

Community Promotion applies only to owner occupied homes with approved lenders. Custom Options displayed in Model Homes are not included in above prices. Prices are subject to availability, change or withdrawal without prior notice. Plan numbers do not necessarily reflect actual square footage. Plans, features, specifications and designs vary for each community.

\*Models in other communities are not the same. Floorplans, features, and options shown vary as well as zoning and building standards. All designs are subject to change. Please consult with your Associate for specific floorplans and features offered in your community.



### LAND DESCRIPTION

Being a tract of land situated in the City of McKinney, Collin County, Texas out of the Christopher Searcy Survey, Abstract No. 830 and the George Searcy Survey, Abstract No. 831 and being a portion of the remainder of a 96.0993 acre tract of land conveyed to Scott Communities Builders Limited Partnership according to the deed filed for record in Volume 6072, Page 7068, Deed Records, Collin County, Texas being more particularly described by metes and bounds as follows:

**BEGINNING** at a 3/8" iron rod found at the Southwest corner of said 96.0993 acre tract, also being the northwest corner of Common Area A-2, Block A, Virginia Ridge Estates, Phase 2 according to the plat thereof recorded in Cabinet P, Page 903, Map Records, Collin County, Texas, and being in the East line of Lot 1, Block G, Estates of Verona, Phase 1, according to the plat thereof recorded in Volume 2006, Page 455, Map Records, Collin County, Texas;

**THENCE**, North 00 degrees, 04 minutes, 36 seconds West, with the common line of said 96.0993 acre tract and said Lot 1, Block G, a distance of 1,340.00 feet to an "X" found in concrete in the South line of Bristol Drive (variable-width right of way), the Northwest corner of said 96.0993 acre tract;

**THENCE**, North 89 degrees, 38 minutes, 59 seconds East, with said south line, same being the north line of said 96.0993 acre tract, a distance of 292.00 feet to a point for corner;

**THENCE**, South 00 degrees 54 minutes, 25 seconds West, a distance of 228.38 feet to a point for corner;

**THENCE**, South 44 degrees, 20 minutes, 32 seconds West, a distance of 79.43 feet to a point for corner;

**THENCE**, South 17 degrees, 12 minutes, 42 seconds West, a distance of 214.43 feet to a point for corner;

**THENCE**, South 71 degrees, 22 minutes, 55 seconds West, a distance of 120.41 feet to a point for corner;

**THENCE**, South 17 degrees, 57 minutes, 37 seconds East, a distance of 290.07 feet to a point for corner;

**THENCE**, North 71 degrees, 48 minutes, 33 seconds East, a distance of 251.92 feet to a point for corner at the beginning of a curve to the right, having a radius of 800.00 feet, a central angle of 27 degrees, 07 minutes, 57 seconds and a chord bearing and distance of North 89 degrees, 22 minutes, 32 seconds East, 375.31 feet;

**THENCE**, with said curve to the right an arc distance of 378.84 feet to a point for corner;

**THENCE**, South 81 degrees, 03 minutes, 29 seconds East, a distance of 251.13 feet to a point for corner at the beginning of a curve to the left, having a radius of 100.00 feet, a central angle of 37 degrees, 59 minutes, 14 seconds and a chord bearing and distance of North 79 degrees, 56 minutes, 54 seconds East, 65.89 feet;

**THENCE**, with said curve to the left an arc distance of 66.30 feet to a point for corner;

**THENCE, North 60 degrees, 57 minutes, 17 seconds East, a distance of 26.65 feet to a point for corner in the West line of Stonington Drive (60' right of way), as dedicated by the plat of Shiloh Ranch, Phase 1, recorded in Volume 2009, Page 200, Map Records, Collin County, Texas;**

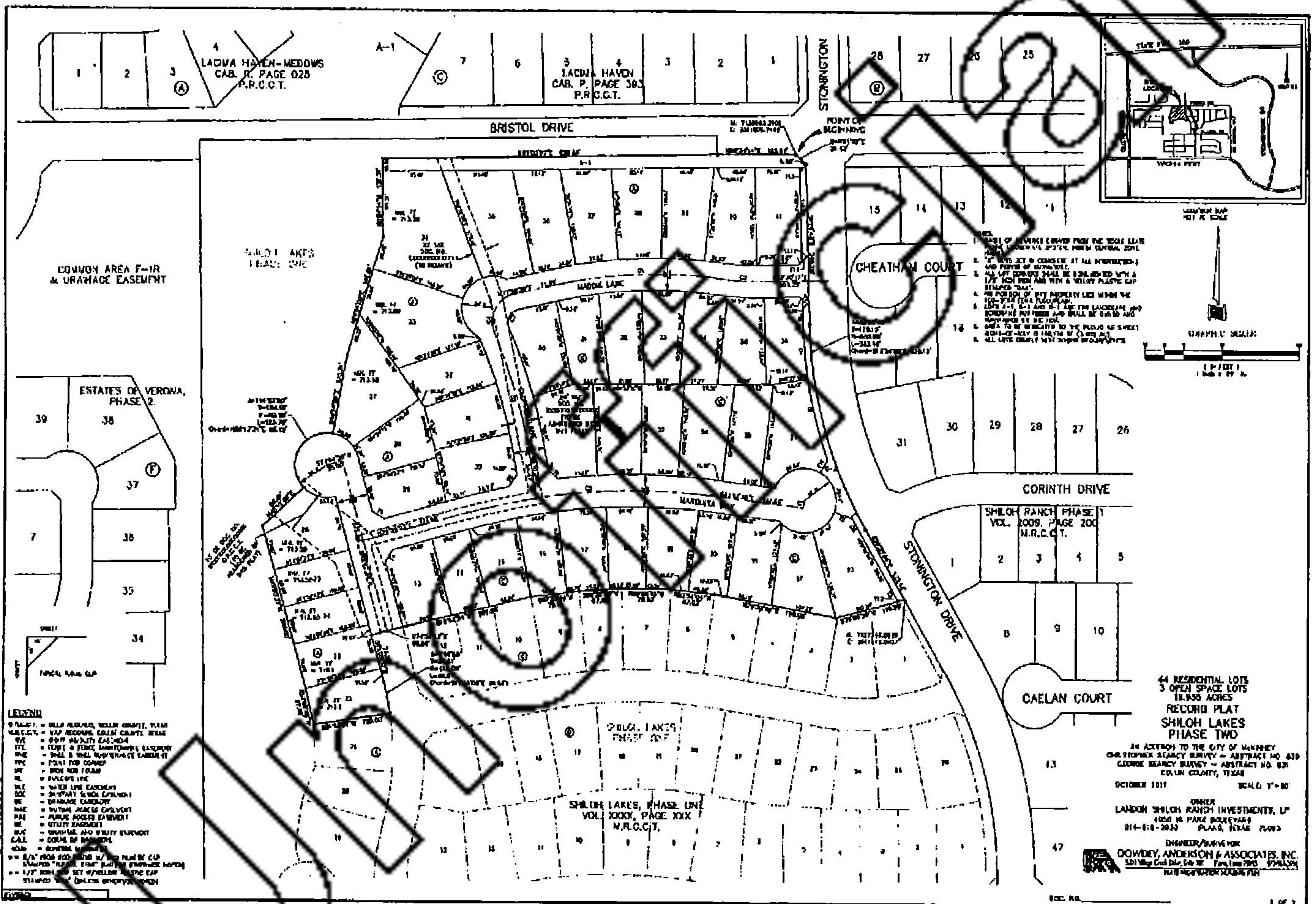
**THENCE, South 29 degrees, 02 minutes, 43 seconds East, continuing with said West line, a distance of 142.27 feet to a 5/8" Iron rod set with plastic cap stamped "R.P.L.S. 5199", the beginning of a curve to the right, having a radius of 620.00 feet, a central angle of 28 degrees, 40 minutes, 49 seconds and a chord bearing and distance of South 14 degrees, 42 minutes, 18 seconds East, 307.12 feet;**

**THENCE, with said curve to the right an arc distance of 310.95 feet to a 5/8" Iron rod with plastic cap stamped "R.P.L.S. 5199";**

**THENCE, South 00 degrees, 21 minutes, 53 seconds East, continuing with said West line, a distance of 198.36 feet to a 5/8" Iron rod with plastic cap stamped "R.P.L.S. 5199", at the Southwest corner of said Shiloh Ranch Phase 1, same being the Northeast corner of Lot 48, Block A of said Virginia Ridge Estates, Phase 2, also being the Northwest corner of Wildbriar Drive (60' right of way);**

**THENCE, South 89 degrees, 38 minutes, 07 seconds West, with the South line of said 96.0993 acre tract, being common with the North line of said Block A, a distance of 836.42 feet to a 1/2" Iron rod found for a corner;**

**THENCE, South 89 degrees, 04 minutes, 54 seconds West, continuing with said common line, a distance of 403.80 feet to the POINT OF BEGINNING and containing 881,847 square feet or 20.2444 acres of land, more or less.**



### LAND DESCRIPTION

BEING a tract of land situated in the City of McKinney, Collin County, Texas out of the Christopher Searcy Survey, Abstract No. 830 and the George Searcy Survey, Abstract No. 831 and being a portion of the remainder of a 96.0993 acre tract of land conveyed to Scott Communities Builders Limited Partnership according to the deed filed for record in Volume 6072, Page 7068, Deed Records, Collin County, Texas being more particularly described by metes and bounds as follows:

BEGINNING at a point for corner in the South line of Bristol Drive (variable width right of way); said point being North 89 degrees, 38 minutes, 59 seconds East, for a distance of 292.00 feet from an "X" found in concrete in the said south line of Bristol Drive, the Northwest corner of said 96.0993 acre tract and the Northeast corner of Lot 1, Block G, Estates of Verona, Phase 1, according to the plat thereof recorded in Volume 2006, Page 455, Map Records, Collin County, Texas;

THENCE, North 89 degrees, 38 minutes, 59 seconds East, with said South line and being common with the North line of said 96.0993 acre tract, a distance of 518.17 feet to an "X" set in concrete in the West line of a 90' right of way dedication according to the plat of Shiloh Ranch Phase 1, recorded in Volume 2009, Page 200, Map Records, Collin County, Texas;

THENCE, South 00 degrees, 04 minutes, 41 seconds East, with the West line of said dedication, a distance of 30.03 feet to a 5/8" iron rod with plastic cap stamped "R.P.L.S. 5199", for a corner of this tract;

THENCE, North 89 degrees, 55 minutes, 19 seconds East, with the South line of said dedication, a distance of 122.81 feet to a 5/8" Iron rod with plastic cap stamped "R.P.L.S. 5199", for a corner of this tract;

THENCE, South 45 degrees, 30 minutes, 17 seconds East, a distance of 21.37 feet to a 5/8" Iron rod with plastic cap stamped "R.P.L.S. 5199" in the West line of Stonington Drive (60' right of way), as dedicated by the plat of said Shiloh Ranch Phase 1;

THENCE South 00 degrees, 55 minutes, 53 seconds East, with said West line, a distance of 248.75 feet to a 5/8" Iron rod with plastic cap stamped "R.P.L.S. 5199", the beginning of a curve to the left, having a radius of 680.00 feet, a central angle of 28 degrees, 06 minutes, 50 seconds, a chord bearing and distance of South 14 degrees, 59 minutes, 18 seconds East, 330.33 feet;

THENCE, continuing with said curve to the left an arc distance of 333.66 feet, to a 5/8" Iron rod with plastic cap stamped "R.P.L.S. 5199", for a corner of this tract;

THENCE, South 29 degrees, 02 minutes, 43 seconds East, continuing with said West line, a distance of 115.20 feet to a point for corner;

THENCE, South 60 degrees, 57 minutes, 17 seconds West, a distance of 26.65 feet to a point for corner, the beginning of a curve to the right, having a radius of 100.00 feet, a central angle of 37 degrees, 59 minutes, 14 seconds, a chord bearing and distance of South 79 degrees, 56 minutes, 54 seconds West, 65.09 feet;

THENCE, with said curve to the right an arc distance of 66.30 feet, to a point for corner;

THENCE, North 81 degrees, 03 minutes, 29 seconds West, a distance of 251.13 feet to a point for corner, the beginning of a curve to the left having a radius of 800.00 feet, a central angle of 27 degrees, 07 minutes, 57 seconds, a chord bearing and distance of South 85 degrees, 22 minutes, 32 seconds West, 375.91 feet;

THENCE, with said curve to the left an arc distance of 378.84 feet to a point for corner;

THENCE, South 71 degrees, 48 minutes, 39 seconds West, a distance of 251.92 feet to a point for corner;

THENCE, North 17 degrees, 57 minutes, 37 seconds West, a distance of 290.07 feet to a point for corner;

THENCE, North 71 degrees, 22 minutes, 55 seconds East, a distance of 120.41 feet to a point for corner;

THENCE, North 17 degrees, 12 minutes, 42 seconds East, a distance of 214.43 feet to a point for corner;

THENCE, North 44 degrees, 20 minutes, 32 seconds East, a distance of 79.43 feet to a point for corner;

THENCE, North 00 degrees, 54 minutes, 25 seconds East, a distance of 228.38 feet to the POINT OF BEGINNING and containing 563,084 square feet or 12.9266 acres of land, more or less.

UNOFFICIAL

Filed and Recorded  
Official Public Records  
Stacey Kemp, County Clerk  
Collin County, TEXAS  
04/24/2015 10:15:14 AM  
\$86.00 DFOSTER  
20150424000463620



*Stacey Kemp*