

**AFTER RECORDING, PLEASE RETURN TO:**

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

**FOURTH SUPPLEMENTAL CERTIFICATE AND MEMORANDUM  
OF RECORDING OF DEDICATORY INSTRUMENTS  
FOR  
THE PARKS AT PANCHASARP FARMS HOA**

**STATE OF TEXAS           §  
  §  
COUNTY OF JOHNSON   §**

The undersigned, as attorney for The Parks at Panchasarp Farms HOA, 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 The Parks at Panchasarp Farms HOA, recorded as Instrument No. 2020-15089, in the Official Public Records of Johnson 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:


- ***Second Amendment to the Bylaws of The Parks at Panchasarp Farms HOA (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**, The Parks at Ranchasarp Farms HOA has caused this Fourth Supplemental Certificate and Memorandum of Recording of Dedicatory Instruments to be recorded in the Official Public Records of Johnson County, Texas; and supplements that Certificate and Memorandum of Recording of Dedicatory Instruments filed on July 17, 2020, as Instrument No. 2020-20976, in the Official Public Records of Johnson County, Texas; that certain First Supplemental Certificate and Memorandum of Recording of Dedicatory Instruments filed on September 1, 2021, as Instrument No. 2021-32767, in the Official Public Records of Johnson County, Texas; that certain Second Supplemental Certificate and Memorandum of Recording of Dedicatory Instruments filed on May 1, 2023, as Instrument No. 2023-11625, in the Official Public Records of Johnson County, Texas; and that certain Third Supplemental Certificate and Memorandum of Recording of Dedicatory Instruments filed on May 8, 2025, as Instrument No. 2025-13196, in the Official Public Records of Johnson County, Texas.

**THE PARKS  
AT RANCHASARP FARMS HOA,  
a Texas nonprofit corporation**

By:   
Its: Attorney

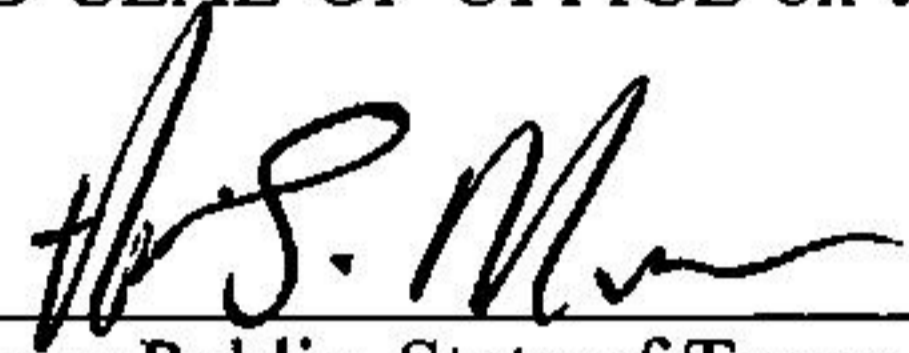
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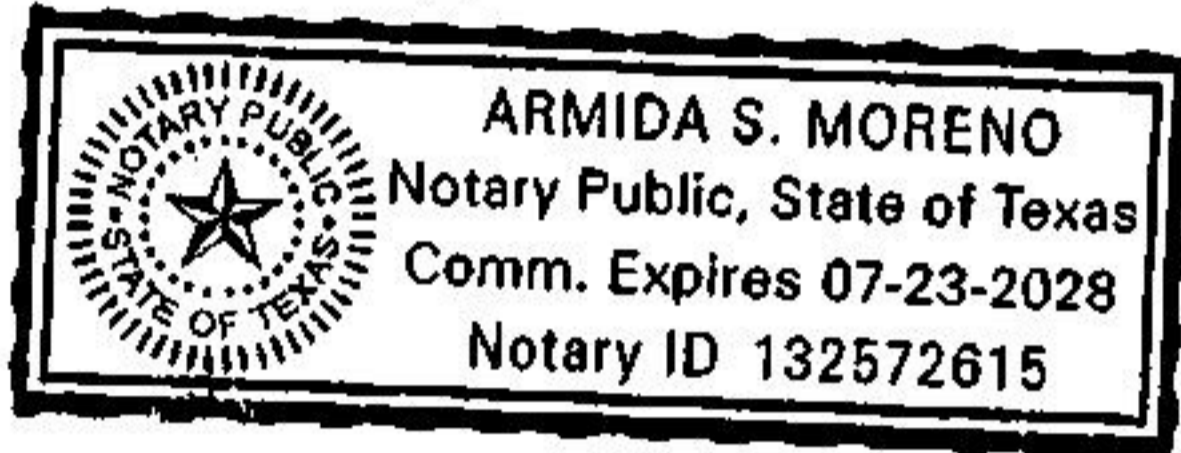
STATE OF TEXAS           §  
  §  
COUNTY OF DALLAS       §

BEFORE ME, the undersigned Notary Public, on this day personally appeared Vinay B. Patel, attorney for The Parks at Panchasara Farms HOA, 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 30<sup>th</sup> day of April, 2026.

**Unofficial Copy**

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



**Unofficial Copy**

**Unofficial Copy**

# Exhibit A

**Unofficial Copy**

**SECOND AMENDMENT TO THE BYLAWS  
OF  
THE PARKS AT PANCHASARP FARMS HOA**

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

This Second Amendment to the Bylaws of The Parks at Panchasarp Farms HOA (“*Second Amendment*”) is made by JC Panchasarp, L.P., a Texas limited partnership (“*Declarant*”), identified as such in that certain Declaration of Covenants, Conditions and Restrictions for The Parks at Panchasarp Farms, filed on June 1, 2020, and recorded as Instrument No. 2020-15089 in the Official Public Records of Johnson County, Texas, as amended or supplemented (“*Declaration*”), and is effective when filed with the Office of the Johnson County Clerk.

**WITNESSETH:**

**WHEREAS**, the Bylaws of The Parks at Panchasarp Farms HOA were filed of record on July 17, 2020, and recorded as part of Instrument No. 2020-20976 in the Official Public Records of Johnson County, Texas (“*Bylaws*”); and

**WHEREAS**, the First Amendment to the Bylaws of The Parks at Panchasarp Farms HOA was filed of record on May 8, 2025, and recorded as part of Instrument No. 2025-13196 in the Official Public Records of Johnson County, Texas (“*First Amendment*”); and

**WHEREAS**, pursuant to Section 8.01 of Article VIII of the Bylaws, the Declarant may amend the Bylaws until the expiration or termination of the Development Period, as such term is defined in the Declaration; and

**WHEREAS**, the Development Period has neither expired nor terminated and Declarant has determined it would be in the best interest of The Parks at Panchasarp Farms HOA, a Texas nonprofit corporation, to amend the Bylaws as hereinafter set forth.

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

- Article IV, Section 4.06 is hereby amended, and shall read, in its entirety, as follows:

*Section 4.06. Quorum. The presence of holders of ten percent (10%) of the votes of the Association, represented in person, by proxy, absentee ballot or electronic ballot, shall constitute a quorum for any meeting of Members except as otherwise provided by law or in the Certificate of Formation, the Declaration or the Bylaws. If the required quorum shall not be present at the initial meeting, the Board may adjourn the meeting from time to time on the same date as provided in the original meeting notice, without notice other than announcement at the meeting, and the required quorum at such reconvened meeting shall be achieved with the number of votes of the Association, represented in person, by proxy, absentee ballot or electronic ballot, that are present at such reconvened meeting, regardless of the number. The Association may call as many subsequent meetings as may be required to achieve a quorum. At such adjourned or subsequent meeting at which a quorum shall be present or represented, any business may be transacted which may have been transacted at the meeting as originally notified.*

SIGNED this 27<sup>th</sup> day of April, 2025.

**DECLARANT:**

By: **JC PANCHASARP, L.P.,  
a Texas limited partnership**

By: **PF Development, LLC,  
a Texas limited liability company**

Its: **General Partner**

By:   
**Benjamin Panchasarp,**

Its: **Managing Member**

Johnson County  
April Long  
Johnson County  
Clerk

Instrument Number: 2026 - 13022

eRecording - Real Property  
Restrictions

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Recorded On: April 30, 2026 11:45 AM

Number of Pages: 7

" Examined and Charged as Follows: "

Total Recording: \$45.00

\*\*\*\*\* 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: 2026 - 13022  
Receipt Number: 20260430000082  
Recorded Date/Time: April 30, 2026 11:45 AM  
User: Amanda T  
Station: ccl83

Record and Return To:

Corporation Service Company

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STATE OF TEXAS  
COUNTY OF JOHNSON

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 Records of Johnson County, Texas.

April Long  
Johnson County Clerk  
Johnson County, TX

*April Long*