

Henderson County
Mary Margaret Wright
County Clerk
Athens, TX 75751

Instrument Number: 2022-00019659

As

Recorded On: 10/24/2022 11:46 AM Recordings - Land

Parties: HEATHER WOODS OWNERS ASSOCIATION

To: PUBLIC

Number of Pages: 3 Pages

Comment:

(Parties listed above are for Clerks reference only)

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

Total Recording: 30.00

File Information:

Document Number: 2022-00019659

Receipt Number: 2022-21203

Recorded Date/Time: 10/24/2022 11:46 AM

Recorded By: Marilet Zumaya

*****DO NOT REMOVE. 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.

I hereby certify that this instrument was filed and duly recorded
in the Official Records of Henderson County, Texas



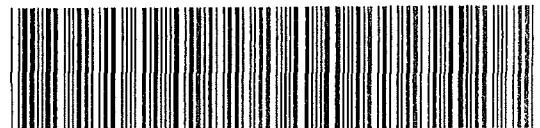
A handwritten signature in cursive script, appearing to read "Mary Margaret Wright", is written over the printed name of the County Clerk.

County Clerk
Henderson County, Texas

Record and Return To:

HEATHER WOODS OWNER'S
PO BOX 43136

SEVEN POINTS, TX 75143



**Heather Woods Owners Association
Tool, Texas
Management**

The Association assumes self-management by the Board of Directors and delegates primary authority to the President.

Board Members 2022

Lynn Shackelford, President
405 Winding Shore Drive, Tool TX 75143

Duncan Webb, Vice-President
Plano TX

Bob Plummer, Treasurer
Tool TX

Kim Welch
Tool TX

Becky Bohannon
Flower Mound TX

Leisa Bowles
Tool TX

David Brown
Lindale TX

3.4. Association's Powers.

In addition to the rights of the Association set forth in other sections of this Declaration, the Association shall have the duty to enforce the covenants, conditions and restrictions under this Declaration and maintain all Areas of Common Responsibility and shall have the right, power, and authority to do any act which is consistent with or required by the provisions of this Declaration or the Bylaws of the Association (the "Bylaws"), whether the same be expressed or implied, including but not limited to the following:

- A. The power to levy and collect Assessments (as hereinafter defined), of whatever nature for the maintenance, repair or replacement of the Areas of Common Responsibility and for such other purposes as are herein provided;
- B. The power to keep accounting records with respect to the Association's activities;
- C. The power to contract with and employ others for maintenance and repair, and professional services;
- D. The power to adopt rules and regulations concerning the operation of the Association; and
- E. The power to create one or more committees, in addition to the Architectural Control Committee.

3.7. Board of Directors.

The Active Members shall elect the Board of Directors of the Association, and the Board shall, by majority rule, conduct all of the business of the Association, except when membership votes are required pursuant to this Declaration or pursuant to the Certificate of Formation or Bylaws of the Association.

The Board of Directors shall adopt bylaws of the Association which are consistent with the Declaration, the Certificate of Formation and applicable law.

The Board of Directors shall consist of seven Members who must be Active Members at the time of their election.

Each member of the Board shall serve a term of two years, unless said member resigns, is removed or no longer is a Member.

Three members of the Board shall be elected in one year with the remaining four directors elected the following year. Members of the Board may serve consecutive terms.

4.9. Management Agreements.

The Association shall be authorized to enter into management agreements with third parties in connection with the operation and management of the Development and the performance of its obligations hereunder.

A copy of all such agreements shall be available to each Owner.

Any and all management agreements entered into by the Association shall provide that said management agreement may be canceled with or without cause and without penalty by either party with thirty (30) days written notice.

The Association may, at its discretion, assume self management of the Development by the Association.

Heather Woods Owners Association
Tool, Texas
Management

IN WITNESS THEREOF, the undersigned, representing at least sixty percent of the Owners of the Development, have executed this instrument on the 24 day of October, 2022.

By: Lynn Shackelford
Lynn Shackelford, President

Address of Lot: 405 Winding Shore Drive
Tool, Texas 75143

ACKNOWLEDGEMENT

STATE OF TEXAS §
COUNTY OF Henderson §

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Lynn Shackelford, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he or she executed the same as the act of said the undersigned, for the purposes and consideration therein expressed, and in the capacity therein stated.

Given under my hand and seal of office this 24 day of October, 2022.

Chris Lamance
NOTARY PUBLIC, STATE OF TEXAS
Printed Name: Chris Lamance
My Commission Expires: 01-16-2025

