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**NOTICE OF FILING OF  
DEDICATORY INSTRUMENTS OF THE  
OAK RUN PROPERTY OWNERS' ASSOCIATION INC.**

STATE OF TEXAS

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**KNOW ALL MEN BY THESE PRESENTS:**

COUNTY OF COMAL

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**THIS NOTICE OF FILING OF DEDICATORY INSTRUMENTS FOR THE OAK RUN PROPERTY OWNERS' ASSOCIATION, INC., PURSUANT TO SECTION 202.006 OF THE TEXAS PROPERTY CODE** (hereinafter "Notice of Filing of Dedicatory Instruments") is made this 27<sup>th</sup> day of DECEMBER, 2018 by the Oak Run Property Owners' Association, Inc., (hereinafter "Association"):

(P&P)

**WITNESSETH:**

**WHEREAS**, OAK RUN DEVELOPMENT JOINT VENTURE, A Texas joint venture, recorded, on or about March 13, 1989, in the Comal County Real Property Records an instrument entitled "Declaration of Covenant, Conditions and Restrictions", OakRun Subdivision, Unit 1, Extension 1, located in Volume 391, Page(s) 482, *et. seq.*, and as amended from time to time (the "Declaration"); and

**WHEREAS**, the Association is the property owners' association created by the Declarant to manage or regulate the planned unit development subject to the Declaration, which development is more particularly described in the Declaration; and

**WHEREAS**, Section 202.006 of the Texas Property Code provides that a property owners association must file each dedicatory instrument governing the Association that has not been previously recorded in the real property records of the county in which the development is located; and;

**WHEREAS**, the Association desires to record the dedicatory instruments attached as Exhibit "A" in the Deed Records of Comal County, Texas, pursuant to and in accordance with Section 202.006 of the Texas Property Code.

**NOW THEREFORE**, the dedicatory instruments attached hereto as **Exhibit "A"** are true and correct copies of the originals and are hereby filed of record in the Deed Records of Comal County, Texas, in accordance with the requirements of Section 202.006 of the Texas Property Code.

**IN WITNESS WHEREOF**, the Association has caused this Notice of Filing of Dedicatory Instruments for the Oak Run Property Owners' Association, Inc., to be executed by its duly

authorized agent as of the date first above written.

**OAK RUN PROPERTY OWNERS' ASSOCIATION, INC.**  
A Texas Non-Profit Corporation

By: Patrick E. Pence

Its: PRESIDENT

**ACKNOWLEDGMENT**

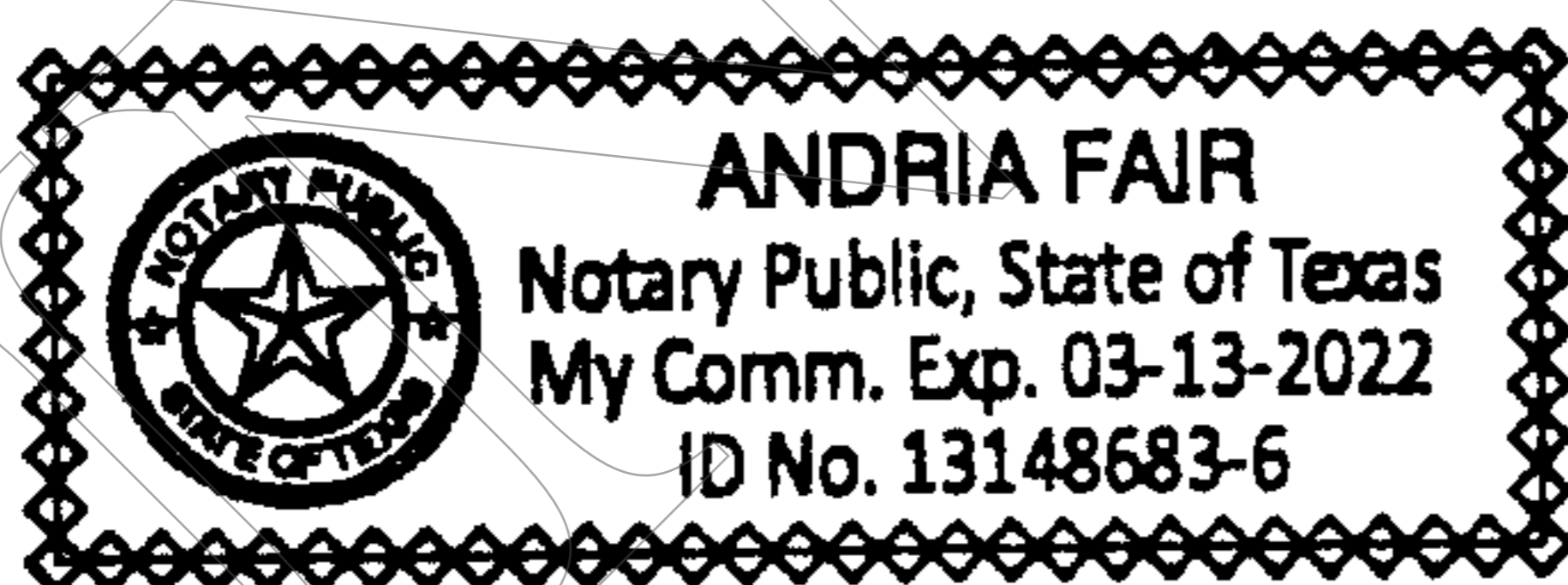
STATE OF TEXAS

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COUNTY OF COMAL

BEFORE ME, the undersigned authority, on this day personally appeared Patrick E. Pence, for the Oak Run Property Owners' Association, Inc., known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed on behalf of said corporation.

SUBSCRIBED AND SWORN TO BEFORE ME on this 27<sup>th</sup> day of December 2018.<sup>RF</sup>



Andria Fair  
Notary Public, State of Texas  
03/13/2022  
My Commission Expires

**EXHIBIT "A"**

**Dedictory Instruments**

- A-1. Oak Run Property Owners' Association, Inc.', Ratification of Amendment to By-Laws.

UNOFFICIAL

**OAK RUN PROPERTY OWNERS ASSOCIATION, INC.,  
RATIFICATION OF AMENDMENT TO THE BYLAWS**

**STATE OF TEXAS**

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**COUNTY OF COMAL**

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**WHEREAS**, the Oak Run Property Owners Association, Inc., (hereinafter "**Association**"), is charged with administering and enforcing those certain covenants, conditions, and restrictions contained in the Declaration and Bylaws for the Association; and

**WHEREAS**, Article III, of the First Amendment To The Bylaws of Oak Run Property Owners' Association, Inc., states that the affairs of the Association shall be managed by a Board of Directors consisting of three persons ; and

**WHEREAS**, Article XIII, of the applicable Bylaws states, in relevant part, that the By-Laws may be altered or repealed and new By-Laws may be adopted by a majority of the membership present at any regular meeting or at any special meeting..."; and

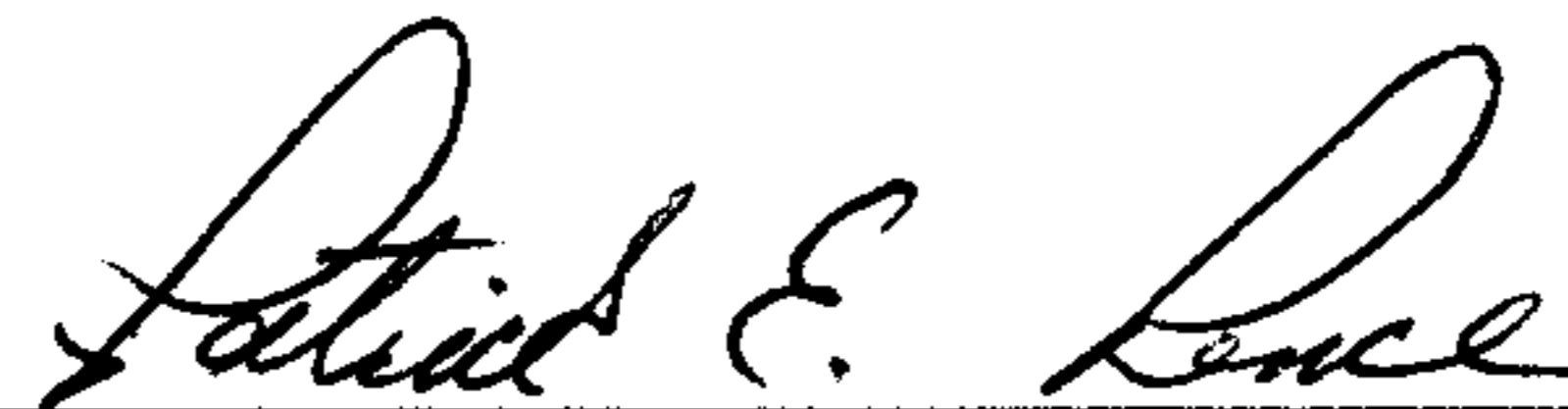
**WHEREAS**, On December 13, 2017, at the regular annual meeting of the members, a majority of the members in good standing and present in person or by proxy voted to approve an amendment to the bylaws extending the number of persons on the board of directors from three (3) persons to five (5) persons; and

**WHEREAS**, the Oak Run Property Owners' Association, Inc., desires to ratify the vote which occurred on December 13, 2017 to amend the bylaws to increase the number of board members from three (3) to five (5); and

**NOW THEREFORE**, the Board has duly ratified the action taken on December 13, 2017 to amend the bylaws in the manner approved by the members:

This ratification of the December 13, 2017 bylaws amendment is effective upon recording in the Public Records of Comal County, Texas.

Approved and adopted by the Board on this the 27<sup>th</sup> day of December, 2018.



\_\_\_\_\_, President  
Oak Run Property Owners' Association, Inc.

STATE OF TEXAS

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COUNTY OF COMAL

Before me, the undersigned authority, on this day personally appeared PATRICK E. PENCE, President of the Oak Run Property Owners' Association, Inc., a Texas non-profit corporation, known to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that he/she had executed the same as the act of said corporation for the purpose and consideration therein expressed, and in the capacity therein state.

Given under my hand and seal of office this the 27 day, of December, 2018.

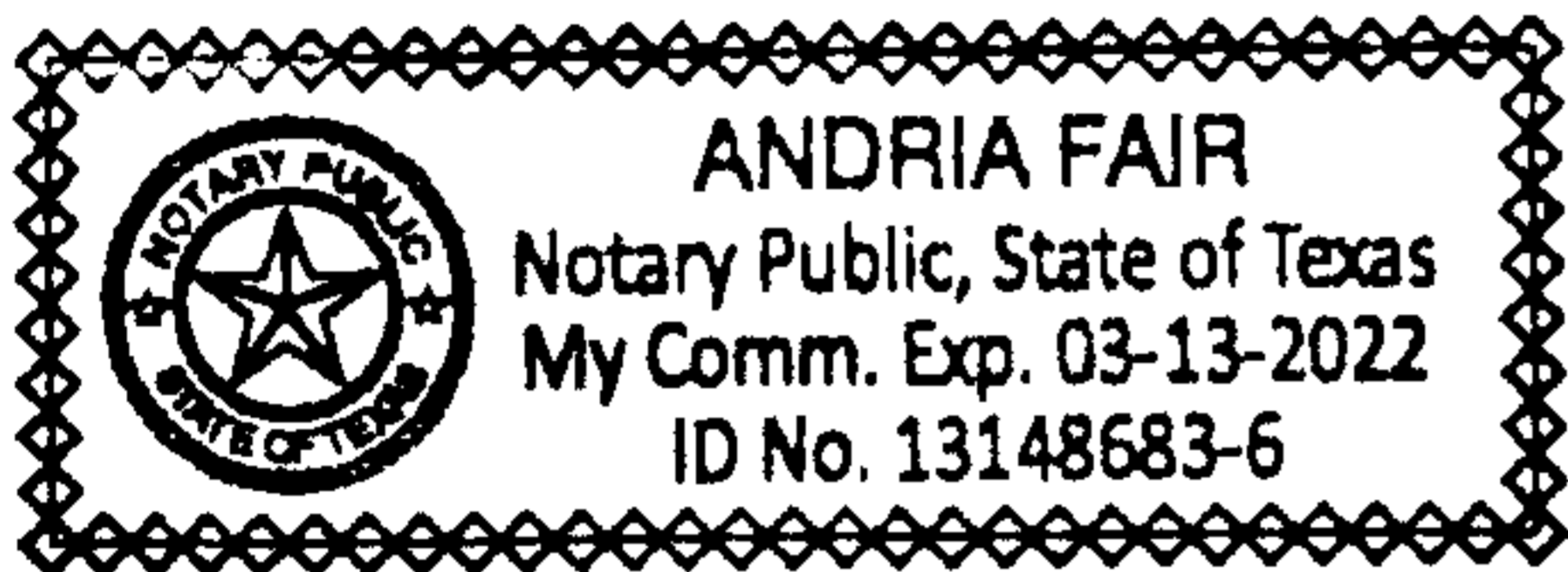
Andria Fair

Notary Public, State of Texas

Andria Fair

Printed Name

My commission expires: 03/13/2022



UNOFFICIAL

Filed and Recorded  
Official Public Records  
Bobbie Koepf, County Clerk  
Comal County, Texas  
12/28/2018 09:54:46 AM  
CHRISTY 5 Page(s)  
201806049011



Bobbie Koepf