

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

AFTER RECORDING, RETURN TO:
Huntington Villas Townhome Owners Association, Inc.
c/o Essex Association Management, L.P.
1512 Crescent Drive, Suite 112
Carrollton, Texas 75006

**FIRST AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR STACY VILLAS TOWNHOMES
(NOW KNOWN AS HUNTINGTON VILLAS TOWNHOMES)
COLLIN COUNTY, TEXAS**

THIS FIRST AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR STACY VILLAS TOWNHOMES (*now known as Huntington Villas Townhomes*) (this "Amendment") is made and entered by Megatel Stacy Villas, LLC, a Texas limited liability company ("Declarant").

PRELIMINARY STATEMENTS

WHEREAS, Declarant executed that certain Declaration of Covenants, Conditions and Restrictions for Stacy Villas Townhomes, dated April 17, 2017, and recorded on April 27, 2017 as Document Number 20170427000532940 of the Official Public Records of Collin County, Texas, reference to which record is here made for all purposes (the "Declaration").

WHEREAS, the Development Period (as defined in the Declaration) is still in effect, and in accordance with the terms of the Declaration, including, without limitation, Section 16.4 and Section B.3.4 of Appendix B thereof, the Declarant, has the right at any time and from time-to-time without the joinder or consent of any other party, to unilaterally amend the Declaration by any instrument in writing duly signed, acknowledged, and filed for record in Collin County, Texas, and specifically to change the name of the Association and/or the name of the addition in which the Property is located.

WHEREAS, on or about July 9, 2017, the Association filed a Certificate of Amendment to the Certificate of Formation of the Association to change the name of the Association from "Stacy Villas Townhome Owners Association, Inc." to "Huntington Villas Townhome Owners Association, Inc.;"

WHEREAS, the Declarant desires to change the name of the addition in which the Property is located from "Stacy Villas Townhomes" to "Huntington Villas Townhomes."

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PRELIMINARY STATEMENTS

WHEREAS, Declarant executed that certain Declaration of Covenants, Conditions and Restrictions for Stacy Villas Townhomes, dated April 17, 2017, and recorded on April 27, 2017 as Document Number 20170427000532940 of the Official Public Records of Collin County, Texas, reference to which record is here made for all purposes (the "Declaration").

WHEREAS, the Development Period (as defined in the Declaration) is still in effect, and in accordance with the terms of the Declaration, including, without limitation, Section 16.4 and Section B.3.4 of Appendix B thereof, the Declarant, has the right at any time and from time-to-time without the joinder or consent of any other party, to unilaterally amend the Declaration by any instrument in writing duly signed, acknowledged, and filed for record in Collin County, Texas, and specifically to change the name of the Association and/or the name of the addition in which the Property is located.

WHEREAS, on or about July 8 2017, the Association filed a Certificate of Amendment to the Certificate of Formation of the Association to change the name of the Association from "Stacy Villas Townhome Owners Association, Inc." to "Huntington Villas Townhome Owners Association, Inc.;"

WHEREAS, the Declarant desires to change the name of the addition in which the Property is located from "Stacy Villas Townhomes" to "Huntington Villas Townhomes."

WHEREAS, Declarant hereby desires to amend and modify the Declaration as hereinafter provided by this Amendment, which shall run with the land and title subject to the Declaration, as amended by this Amendment, and shall be binding on all persons having any right, title or interest in all or any portion of the real property now or hereafter made subject to the Declaration, as amended by this Amendment, and their respective heirs, legal representatives, successors-in-title and assigns.

NOW, THEREFORE, Declarant does hereby adopt this Amendment as follows:

1. Definitions. Unless otherwise defined in this Amendment, all capitalized words or terms used herein shall be defined and have the meaning set forth in the Declaration as modified and amended hereby.

2. Amendment(s). The Declaration is hereby modified and amended in the following respects:

(a) The definition of "Subdivision" as contained in the recitals is hereby modified and amended to mean and refer to "Huntington Villas Townhomes."

(b) The definition of "Association" in Section 1.5 of the Declaration is hereby deleted and replaced in its entirety with the following:

" 'Association' means the association of Owners of all Lots and residences in the Property, initially organized as Stacy Villas Townhome Owners Association, Inc., a Texas nonprofit corporation, and now known as Huntington Villas Townhome Owners Association, Inc., a Texas nonprofit corporation, and serving as the "homeowners association." The failure of the Association to maintain its corporate charter from time to time does not affect the existence or legitimacy of the Association, which derives its authority from this Declaration and the Bylaws."

(c) Any additional references to "Stacy Villas" or "Stacy Villas Townhomes" in the Declaration shall be deleted and replaced with "Huntington Villas" or "Huntington Villas Townhomes," respectively.

(d) Any additional reference to "Stacy Villas Townhome Owners Association, Inc." in the Declaration shall be deleted and replaced with "Huntington Villas Townhome Owners Association, Inc."

(e) Appendix "E" of the Declaration is hereby modified and amended to add as an additional attachment thereto, the Certificate of Amendment and Consent of Directors to Name Change attached hereto as Exhibit A.

(f) All references to the "Declaration" in the Bylaws of the Association, as attached to Appendix "E" of the Declaration shall mean and refer to the Declaration of Covenants Conditions and Restrictions for Huntington Villas Townhomes, formerly known as Stacey Villas Townhomes, as amended hereby.

(g) All references to the "Association" in the Bylaws of the Association, as attached to Appendix "E" of the Declaration shall mean and refer to the Huntington Villas Townhome Owners Association, Inc., formerly known as Stacey Villas Townhome Owners Association, Inc., a Texas non-profit corporation.

(h) All references to the "Certificate" in the Bylaws of the Association, as attached to Appendix "E" of the Declaration shall mean and refer to the Certificate of Formation of the Association, as amended by the Certificate of Amendment of the Association attached hereto as **Exhibit A**.

3. **No Other Effect**. Except as expressly amended by this Amendment, the terms and provisions of the Declaration are not amended, modified or supplemented.

4. **Severability**. Invalidation of any provision of this Amendment by judgment or court order shall in no way affect any other provision of this Amendment, or the remainder of this Amendment, which shall remain in full force and effect. Furthermore, in lieu of each such illegal, invalid, or unenforceable provision, there shall be added automatically as a part of this Amendment a provision as similar in terms to such illegal, invalid, or unenforceable provision as may be possible and be legal, valid, and enforceable.

5. **Headings**. The headings contained in this Amendment are for reference purposes only and shall not in any way affect the meaning or interpretation of this Amendment.


REMAINDER OF PAGE LEFT BLANK - SIGNATURE PAGE FOLLOWS

IN WITNESS WHEREOF, the undersigned have executed this Amendment effective as of the date set forth above.

DECLARANT:

Megatel Stacy Villas, LLC,
a Texas limited liability company


By: Megatel Holdings, LLC,
a Texas limited liability company
its: Sole Member

By: 
Name: Arash Afzalipour
Its: Managing Member

STATE OF TEXAS §
 §
COUNTY OF Dallas §

BEFORE ME, the undersigned authority, on this day personally appeared Arash Afzalipour, the Managing Member of Megatel Holdings, LLC, a Texas limited liability company, the Sole Member of Megatel Stacy Villas, LLC, a Texas limited liability company, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed, and as the act and deed of said limited liability companies, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, on this 8th day of November, 2017.


Notary Public, State of Texas

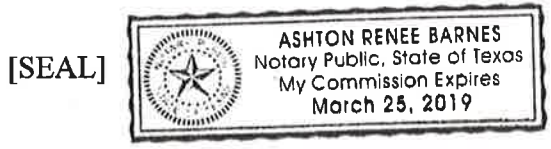


EXHIBIT A

**TO FIRST AMENDMENT DECLARATION OF COVENANTS, CONDITIONS AND
RESTRICTIONS FOR STACY VILLAS TOWNMHOMES
(NOW KNOWN AS HUNTINGTON VILLAS TOWNHOMES)**

Copy of Certificate of Amendment and Consent of Directors - Name Change

[see attached]

Form 424
(Revised 05/11)
Submit in duplicate to:
Secretary of State
P.O. Box 13697
Austin, TX 78711-3697
512 463-5555
FAX: 512/463-5709
Filing Fee: See instructions



This space reserved for office use.

Certificate of Amendment

FILED
In the Office of the
Secretary of State of Texas
NOV 09 2017
Corporations Section

Entity Information

The name of the filing entity is:

STACY VILLAS TOWNHOME OWNERS ASSOCIATION, INC.

State the name of the entity as currently shown in the records of the secretary of state. If the amendment changes the name of the entity, state the old name and not the new name.

The filing entity is a: (Select the appropriate entity type below.)

- For-profit Corporation
- Nonprofit Corporation
- Cooperative Association
- Limited Liability Company
- Professional Corporation
- Professional Limited Liability Company
- Professional Association
- Limited Partnership

The file number issued to the filing entity by the secretary of state is: 802697755

The date of formation of the entity is: 04/12/2017

Amendments

1. Amended Name

(If the purpose of the certificate of amendment is to change the name of the entity, use the following statement)

The amendment changes the certificate of formation to change the article or provision that names the filing entity. The article or provision is amended to read as follows:

The name of the filing entity is: (state the new name of the entity below)

HUNTINGTON VILLAS TOWNHOME OWNERS ASSOCIATION, INC.

The name of the entity must contain an organizational designation or accepted abbreviation of such term, as applicable.

2. Amended Registered Agent/Registered Office

The amendment changes the certificate of formation to change the article or provision stating the name of the registered agent and the registered office address of the filing entity. The article or provision is amended to read as follows:

Registered Agent
(Complete either A or B, but not both. Also complete C.)

A. The registered agent is an organization (cannot be entity named above) by the name of:

OR

B. The registered agent is an individual resident of the state whose name is:

First Name M.I. Last Name Suffix

The person executing this instrument affirms that the person designated as the new registered agent has consented to serve as registered agent.

C. The business address of the registered agent and the registered office address is:

Street Address (No P.O. Box) City State Zip Code TX

3. Other Added, Altered, or Deleted Provisions

Other changes or additions to the certificate of formation may be made in the space provided below. If the space provided is insufficient, incorporate the additional text by providing an attachment to this form. Please read the instructions to this form for further information on format.

Text Area (The attached addendum, if any, is incorporated herein by reference.)

Add each of the following provisions to the certificate of formation. The identification or reference of the added provision and the full text are as follows:

Alter each of the following provisions of the certificate of formation. The identification or reference of the altered provision and the full text of the provision, as amended are as follows:

Delete each of the provisions identified below from the certificate of formation.

Statement of Approval

The amendments to the certificate of formation have been approved in the manner required by the Texas Business Organizations Code and by the governing documents of the entity.

Effectiveness of Filing (Select either A, B, or C.)

- A. This document becomes effective when the document is filed by the secretary of state.
 - B. This document becomes effective at a later date, which is not more than ninety (90) days from the date of signing. The delayed effective date is: _____
 - C. This document takes effect upon the occurrence of a future event or fact, other than the passage of time. The 90th day after the date of signing is: _____
- The following event or fact will cause the document to take effect in the manner described below: _____

Execution

The undersigned signs this document subject to the penalties imposed by law for the submission of a materially false or fraudulent instrument and certifies under penalty of perjury that the undersigned is authorized under the provisions of law governing the entity to execute the filing instrument.

Date: November 8, 2017
~~10/27~~, 2017

By: 
Signature of authorized person

Armin Afzalipour, President
Printed or typed name of authorized person (see instructions)

Corporations Section
P.O.Box 13697
Austin, Texas 78711-3697



Rolando B. Pablos
Secretary of State

Office of the Secretary of State

CERTIFICATE OF FILING OF

HUNTINGTON VILLAS TOWNHOME OWNERS ASSOCIATION, INC.
802697755

[formerly: Stacy Villas Townhome Owners Association, Inc.]

The undersigned, as Secretary of State of Texas, hereby certifies that a Certificate of Amendment for the above named entity has been received in this office and has been found to conform to the applicable provisions of law.

ACCORDINGLY, the undersigned, as Secretary of State, and by virtue of the authority vested in the secretary by law, hereby issues this certificate evidencing filing effective on the date shown below.

Dated: 11/09/2017

Effective: 11/09/2017



A handwritten signature in black ink, appearing to read "R. Pablos".

Rolando B. Pablos
Secretary of State

**UNANIMOUS CONSENT IN LIEU OF A SPECIAL MEETING OF
THE BOARD OF DIRECTORS
OF
STACY VILLAS TOWNHOME OWNERS ASSOCIATION INC.**

The undersigned, being all of the Directors of the Board of Directors of Stacy Villas Townhome Owners Association, Inc., a Texas non-profit corporation (the "*Association*"), do hereby waive notice of the time, place and purpose of a special meeting of the Board of Directors of the Association, and do hereby adopt, ratify and approve the following resolutions and each and every action effected thereby, and this Consent shall have the same force and effect as a vote by the undersigned at a properly called special meeting of the Board of Directors of the Association.

WHEREAS, the Association was established by a Certificate of Formation filed on April 12, 2017 under Texas Secretary of State Filing No. 802697755 (the "*Certificate of Formation*") and is governed by certain agreements, including, without limitation, the Certificate of Formation and that certain Declaration of Covenants, Conditions and Restrictions of the Stacy Villas Townhomes filed on April 27, 2017 as Document No. 20170427000532940, in the Official Public Records of Collin County, Texas (the "*Declaration*");

WHEREAS, the Declaration affects certain real property and related improvements, including, without limitation the "Lots" located within the "Subdivision" (as such terms are defined in the Declaration);

WHEREAS, the Board desires to file a Certificate of Amendment to change the name of the Association from "Stacy Villas Townhome Owners Association, Inc." to "Huntington Villas Townhome Owners Association, Inc.," and make, cause or support such additional amendments and modifications to the Declaration and any other dedicatory instruments of the Association to reflect the new entity name;

WHEREAS, the Board desires to amend the name of the Association by the Certificate of Amendment (herein so called) attached hereto as Exhibit A and incorporated herein by reference; and

WHEREAS, the Board desires to evidence its approval (to the extent required under the terms of the Declaration) of the amendment to the Declaration in accordance with the terms of the First Amendment to the Declaration, attached hereto as Exhibit B and incorporated herein by reference, (the "*Amendment*").

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 Certificate of Amendment is hereby approved and adopted by the Board of Directors.

RESOLVED, that the Amendment is hereby approved and adopted by the Board of Directors.

RESOLVED, that the duly elected and acting Secretary of the Association, or the President, any Vice President, Secretary or Treasurer of the Association or other officer of the Association (each being herein referred to as an "**Authorized Person**" and referred to collectively as the "**Authorized Persons**"), is hereby authorized, empowered and directed, jointly and severally, to execute the Certificate of Amendment, the Bylaws, and/or the Amendment and/or 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 Persons 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 Person 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 Person 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.

[SIGNATURES ON FOLLOWING PAGE]

IN WITNESS WHEREOF, the undersigned has executed these resolutions to be effective as of this 8th day of July, 2017.



ARMIN AFZALIPOUR



ARASH AFZALIPOUR



J.J. SINGH

**BEING ALL OF THE DIRECTORS OF
THE BOARD OF DIRECTORS OF THE
ASSOCIATION**