

AFTER RECORDING, PLEASE RETURN TO:

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

**NINTH SUPPLEMENTAL CERTIFICATE AND MEMORANDUM OF
RECORDING OF DEDICATORY INSTRUMENTS
FOR
MCKINNEY GREENS HOA**

**STATE OF TEXAS §
 §
COUNTY OF COLLIN §**

The undersigned, as attorney for McKinney Greens 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 McKinney Greens HOA, recorded as Instrument No. 20060209000174790 in the Official Public Records of Collin 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:

- ***Code of Ethics for Board of Directors (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, McKinney Greens HOA has caused this Ninth Supplemental Certificate and Memorandum of Recording of Dedicatory Instruments to be recorded in the Official Public Records of Collin County, Texas, and supplements that certain Certificate and Memorandum of Recording of Dedicatory Instruments filed on September 23, 2013, as Instrument No. 20130923001331480 in the Official Public Records of Collin County, Texas; that certain First Supplemental Certificate and Memorandum of Recording of Dedicatory Instruments filed on October 31, 2013, as Instrument No. 20131031001485660 in the Official Public Records of Collin County, Texas; that certain Second Supplemental Certificate and Memorandum of Recording of Dedicatory Instruments filed on February 24, 2014, as Instrument No. 20140224000165200 in the Official Public Records of Collin County, Texas; that certain Third Supplemental Certificate and Memorandum of Recording of Dedicatory Instruments filed on June 3, 2015, as Instrument No. 20150603000657310 in the Official Public Records of Collin County, Texas; that certain Fourth Supplemental Certificate and Memorandum of Recording of Dedicatory Instruments filed on November 21, 2017, as Instrument No. 20171121001545910 in the Official Public Records of Collin County, Texas; that certain Fifth Supplemental Certificate and Memorandum of Recording of Dedicatory Instruments filed on April 30, 2019, as Instrument No. 20190430000472210 in the Official Public Records of Collin County, Texas; that certain Sixth Supplemental Certificate and Memorandum of Recording of Dedicatory Instruments filed on August 6, 2019, as Instrument No. 20190806000943050 in the Official Public Records of Collin County, Texas; that certain Seventh Supplemental Certificate and Memorandum of Recording of Dedicatory Instruments filed on April 28, 2020, as Instrument No. 20200428000610510 in the Official Public Records of Collin County, Texas; and that certain Eight Supplemental Certificate and Memorandum of Recording of

Dedicatory Instrument filed on July 20, 2022, as Instrument No. 2022-20220000112219 in the Official Public Records of Collin County, Texas.

**McKINNEY GREENS HOMEOWNERS ASSOCIATION, INC.,
a Texas Non-Profit Corporation**

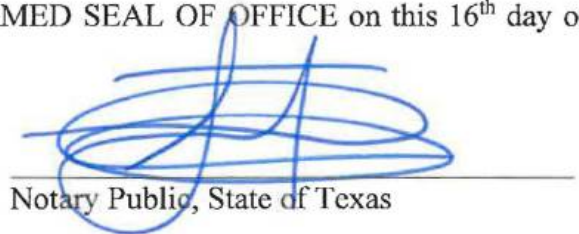
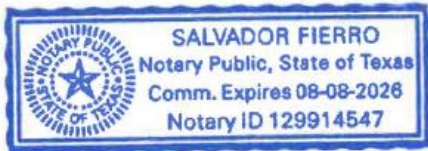


By: _____
Its: Attorney

STATE OF TEXAS §
 §
COUNTY OF DALLAS §

BEFORE ME, the undersigned Notary Public, on this day personally appeared Vinay B. Patel, attorney for McKinney Greens Homeowners Association, Inc., 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 16th day of February, 2023.



Notary Public, State of Texas

Exhibit A

STATE OF TEXAS §
 §
COUNTY OF COLLIN §

**POLICY RESOLUTION OF THE
BOARD OF DIRECTORS
OF
MCKINNEY GREENS HOMEOWNERS ASSOCIATION, INC.
REGARDING ETHICAL CONDUCT OF BOARDS OF DIRECTORS,
OFFICERS, AND COMMITTEE MEMBERS**

WHEREAS, the Board of Directors of McKinney Greens Homeowners Association, Inc. ("*Association*") has the authority and responsibility of making decisions within the McKinney Greens subdivision that impact the members of the Association; and

WHEREAS, the Association is governed by a Board of Directors ("*Board*") consisting of residents of the McKinney Greens subdivision who are elected and/or appointed to serve in such position on a volunteer, non-paid basis; and

WHEREAS, the Board is responsible for appointing their officers and committees and persons to serve as members of committees; and

WHEREAS, the Board and their officers and committee members have the duties and responsibilities for setting policies and standards, reviewing confidential and personal information of its member-owners, making decisions, and engaging in conduct that fosters the best interests of the members of the Association and the McKinney Greens subdivision; and

WHEREAS, the Board wishes to set forth certain rules of conduct, standards of behavior and ethical considerations regarding the conduct, activities and actions of their directors, officers, and committee members on behalf and for the benefit of the Association and its members.

NOW THEREFORE, BE IT RESOLVED, that the Board does hereby adopt the following rules of conduct, standards of behavior, and ethical considerations regarding the conduct, activities and actions of their officers, directors, and committee members on behalf and for the benefit of the Association and its members.

1. On matters impacting the McKinney Greens as a community, the President of the Board shall be the official spokesperson for the Association and the community. Such communications by the President shall be approved by the Board. The President may delegate certain communications to be delivered and distributed by the Association's community manger.
2. The Board shall use its best efforts to reach decisions and take actions which are consistent with the protection of property values in McKinney Greens and in the best interest of the members of the Association as a whole.

3. Officers and directors of the Board shall seek to phrase and communicate all such writings, publications, and speeches in a professional and constructive manner.
4. Directors, officers and committee members of the Association shall refrain from (i) engaging in any writing, publication or speech making that includes content defaming or criticizing the Association or members of the Board, the Association's managing agent or any McKinney Greens resident generally (collectively, the "*McKinney Greens Constituencies*"); (ii) taking action, making decisions or seeking to influence other officers or directors to take actions or make decisions for the purpose of advancing their personal interests; (iii) implementing a contract or service agreement that has not been duly approved by the Board; (iv) divulging or communicating information of a confidential or personal nature to parties who are not authorized to receive or discuss such information; (v) communicating, whether initiating or responding, on social media platforms; and (vi) interfering with contractors or vendors while such contractor or vendor is implementing its contract for services on behalf of the Association.
5. The Board and its directors, officers and committee members shall be courteous and respectful towards the McKinney Greens Constituencies and shall maintain in confidence information obtained through participation in Board meetings or Association activities that may impact the Association or the personal lives of McKinney Greens residents. It is understood and agreed that information discussed in Executive Session is considered confidential; communications from counsel for the Association are considered confidential, as are communications or information pertaining to delinquent accounts of individual members, enforcement actions against individual members, personnel decisions, and matters pertaining to litigation. Should any director, officer or committee member have a question as to whether any information or communication is considered confidential, such inquiry shall be presented to the Board for a decision. The Board shall have final authority in determining whether a matter is deemed confidential.
6. Any director or officer of the Association who is under investigation for a felony offense or a crime involving moral turpitude shall request a leave of absence from the Board or other Association related committee on which he or she serves for the duration of the investigation.
7. All Board members shall observe professional conduct and language at Board meetings. Derogatory comments concerning individuals within the McKinney Greens Constituency shall not be deemed professional conduct and shall be prohibited as inconsistent with the best interests of the McKinney Greens subdivision. It is understood that differences of opinion may occur and are in fact encouraged – however, they should be expressed in a clear and concise business fashion – with an understanding that the best interests of the Association and its members are the paramount consideration.
8. No volunteer shall use his or her position within the Association to enhance his or her personal financial status. Any volunteer whose pecuniary interest will be directly impacted by a decision of the Board shall fully disclose such potential conflict of interest and recuse

themselves from any matter requiring decision by the Board in accordance with Texas Property Code Section 209.0052. Any officer or director who obtains information that may adversely impact or affect the Association or the Board has an obligation to promptly and fully disclose such information to the Board.

9. The rules of conduct, standards of behavior, and ethical considerations regarding confidential information gained through participation in Board meetings or Association activities by the Board and its directors, officers and committee members shall survive the term of office of each person otherwise bound by the Resolution, and such person shall continue to maintain confidentiality about such matters after expiration of a term, resignation, or other termination of service.
10. Officers and Directors of the Board shall refrain from engaging in social media, including, but not limited to, messaging platforms such as Facebook, NextDoor, Twitter, or Instagram, with regard to any Association matter. All official communications for the Association will be delivered and distributed by the President of the Board, unless otherwise delegated. The President may delegate communications to be delivered and distributed by the Association's community manager or other members of the management team.
11. In an effort to avoid misunderstandings, interruption of or delay in services, and unnecessary expenditure of Association funds, direct communications with the Association's vendors, contract or otherwise, will be through the President of the Board, unless otherwise delegated. The President of the Board may delegate the Association's community manager to be the direct point of contact for vendors, in accordance with directives from the Board and in the daily course of maintenance for the Association.
12. This Resolution shall be binding on the Board of the Association, the officers and directors and committee members of the Association and the managing agent. Each person serving on the Board, as an officer, or on a committee and the managing agent will be furnished a copy of this Resolution.

RESOLVED:

EFFECTIVE THIS DATE: FEBRUARY 15, 2023.

[SIGNATURE PAGE TO FOLLOW]

**MCKINNEY GREENS
HOMEOWNERS ASSOCIATION, INC.,
a Texas nonprofit corporation**

BY: *Linda Hooper*
Linda Hooper, President/Director

BY: *Clifford Shaw*
Clifford Shaw (Feb 16, 2023 08:00 CST)
Cliff Shaw, Vice President/Director

BY: *Jason W. Waters*
Jason W. Waters (Feb 15, 2023 14:56 CST)
Jason Waters, Treasurer/Director

BY: *Christine Foreman*
Christine Foreman (Feb 15, 2023 21:00 CST)
Christine Foreman, Secretary/Director

BY: *Chiwila Mumba-Black*
CHIWILA MUMBA-BLACK (Feb 15, 2023 22:57 CST)
Chilwila Mumba-Black, Member at Large/Director