

AFTER RECORDING, PLEASE RETURN TO:

Judd A. Austin, Jr.
Henry Oddo Austin & Fletcher, P.C.
1700 Pacific Avenue
Suite 2700
Dallas, Texas 75201

**NINTH SUPPLEMENTAL
CERTIFICATE AND MEMORANDUM OF RECORDING
OF DEDICATORY INSTRUMENTS FOR
PANTHER CREEK ASSOCIATION OF HOMEOWNERS, INC.**

STATE OF TEXAS §
 §
COUNTY OF COLLIN §

The undersigned, as attorney for the Panther Creek Association of Homeowners, Inc., 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 on Exhibit B attached hereto, hereby states that the dedicatory instrument attached hereto is a true and correct copy of the following:

- ***First Amendment to the Amended & Restated Panther Creek Estates Collection Policy*** (Exhibit "A").

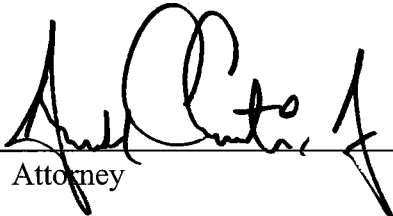
All persons or entities holding an interest in and to any portion of property described on Exhibit B attached hereto are subject to the foregoing dedicatory instruments.

IN WITNESS WHEREOF, the Panther Creek Association of Homeowners, Inc. has caused this Ninth Supplemental Certificate and Memorandum of Recording of Dedicatory Instruments to

be filed with the office of the Collin County Clerk, and serves to supplement that certain Certificate and Memorandum of Recording of Association Documents for Panther Creek Association of Homeowners, Inc., filed on September 6, 2007, and recorded as Instrument Number 20070906001245030 in the Official Public Records of Collin County, Texas; that certain First Supplemental Certificate and Memorandum of Recording of Association Documents for Panther Creek Association of Homeowners, Inc., filed on February 5, 2008, and recorded as Instrument Number 20080205000140080 in the Official Public Records of Collin County, Texas; that certain Second Supplemental Certificate and Memorandum of Recording of Association Documents for Panther Creek Association of Homeowners, Inc., filed on April 18, 2008, and recorded as Instrument Number 20080418000462700 in the Official Public Records of Collin County, Texas; that certain Third Supplemental Certificate and Memorandum of Recording of Association Documents for Panther Creek Association of Homeowners, Inc., filed on October 9, 2008, and recorded as Instrument Number 20081009001208080 in the Official Public Records of Collin County, Texas; that certain Fourth Supplemental Certificate and Memorandum of Recording of Association Documents for Panther Creek Association of Homeowners, Inc., filed on October 15, 2009, and recorded as Instrument Number 20091015001271050 in the Official Public Records of Collin County, Texas; that certain Fifth Supplemental Certificate and Memorandum of Recording of Association Documents for Panther Creek Association of Homeowners, Inc., filed on January 25, 2010, and recorded as Instrument Number 2010125000076790 in the Official Public Records of Collin County, Texas; that certain Sixth Supplemental Certificate and Memorandum of Recording of Association Documents for Panther Creek Association of Homeowners, Inc., filed on March 28, 2011, as Instrument Number 2011-0328-000318800 in the Official Public Records of Collin County,

Texas; that certain Seventh Supplemental Certificate and Memorandum of Recording of Dedicatory Instruments for Panther Creek Association of Homeowners, Inc., filed on December 27, 2011, as Instrument Number 2011-1227-001388030 in the Official Public Records of Collin County, Texas; that certain Eighth Supplemental Certificate and Memorandum of Recording of Dedicatory Instruments for Panther Creek Association of Homeowners, Inc., filed on June 1, 2012, as Instrument Number 2012-0601-000647040 in the Official Public Records of Collin County, Texas.

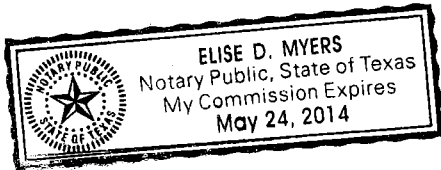
**PANTHER CREEK ASSOCIATION
OF HOMEOWNERS, INC.**

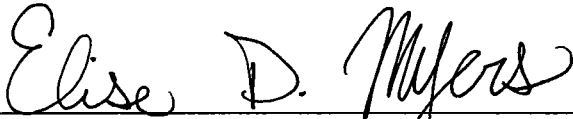
By: 
Its: Attorney

STATE OF TEXAS §
 §
COUNTY OF DALLAS §

BEFORE ME, the undersigned Notary Public, on this day personally appeared Judd A. Austin, Jr., attorney for Panther Creek Association of Homeowners, Inc., 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 21st day of December, 2012.




Notary Public, State of Texas

**FIRST AMENDMENT TO
THE AMENDED & RESTATED
PANTHER CREEK ESTATES
COLLECTION POLICY**

RECITALS

WHEREAS, the Amended & Restated Panther Creek Estates Collection Policy (the "Panther Creek Estates Collection Policy") was attached as Exhibit A-5 attached to that certain Seventh Supplemental Certificate and Memorandum of Recording of Dedicatory Instruments filed on December 27, 2011, and recorded on December 27, 2012, as Instrument No. 2011-1227-001388030 in the Official Public Records of Collin County, Texas; and

WHEREAS, the Board of Directors of Panther Creek Association of Homeowners, Inc. desires to amend the Panther Creek Estates Collection Policy; and

WHEREAS, a meeting of the Board of Directors of Panther Creek Association of Homeowners, Inc. was held on August 15, 2012 and a quorum was present at the meeting; and

WHEREAS, a Motion was made, and duly seconded to approve an amendment to Paragraph 5 of the Panther Creek Estates Collection Policy; and

WHEREAS, the Motion was approved by at least a majority of those Directors present at the meeting.

NOW, THEREFORE, Paragraph 5 of the Panther Creek Estates Collection Policy is hereby amended to read, in its entirety, as follows:

5. When an HOA assessment is one-hundred twenty (120) days delinquent, the association's legal counsel will file a Notice of Assessment Lien on the property listed on the delinquent account. The attorney's fees to file this lien will be added to the homeowner's account. The lien will be updated as necessary upon advice of legal counsel, with any resulting charges being added to the homeowner's account. At the same time a lien is filed, the Association's attorney shall provide notice of the delinquency to the holder of the first mortgage and resulting charges will be added to the homeowner's account. When an HOA assessment is one-hundred eighty (180) days delinquent, judicial or non-judicial foreclosure proceedings will commence. All charges incurred on behalf of the Homeowners Association will be applied to the delinquent account.

PANTHER CREEK
ASSOCIATION OF HOMEOWNERS, INC.


Director

EXHIBIT

A

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EXHIBIT B

Those tracts and parcels of real property located in the City of Frisco, Collin County, Texas and more particularly described as follows:

- (a) All lots and tracts of land situated in **Panther Creek Estates, Phase 1, an Addition to the City of Frisco, Collin County, Texas, according to the Plat thereof recorded in Cabinet O, Page 407, of the Plat Records, Collin County, Texas;** and
- (b) All lots and tracts of land situated in **Panther Creek Estates, Phase II, an Addition to the City of Frisco, Collin County, Texas, according to the Map thereof recorded in Volume P, Page 585, of the Map Records, Collin County, Texas;** and
- (c) All lots and tracts of land situated in **Panther Creek Estates, Phase III, an Addition to the City of Frisco, Collin County, Texas, according to the Map/Plat thereof recorded in Volume P, Page 279, of the Map/Plat Records, Collin County, Texas;** and
- (d) All lots and tracts of land situation in **Panther Creek Estates, Phase IV, an Addition to the City of Frisco, Collin County, Texas, according to the Map/Plat thereof recorded in Volume P, Page 747, of the Map/Plat Records, Collin County, Texas, Texas;** and
- (e) All lots and tracts of land situated in **Panther Creek Estates, Phase V, an Addition to the City of Frisco, Collin County, Texas, according to the Map/Plat thereof recorded in Volume R, Page 149, of the Map/Plat Records, Collin County, Texas;** and
- (f) All lots and tracts of land situated in **Panther Creek Estates, Phase VI, an Addition to the City of Frisco, Collin County, Texas, according to the Map/Plat thereof recorded as Instrument No. 20060724010003150 of the Map/Plat Records, Collin County, Texas.**

Filed and Recorded
Official Public Records
Stacey Kemp, County Clerk
Collin County, TEXAS
12/27/2012 08:45:17 AM
\$32.00 BCAVENDER
20121227001636420



Stacey Kemp