



**WHEREAS**, the Declaration was again amended by the Fifth Amendment to Declaration of Covenants, Conditions and Restrictions for WyndSOR Pointe Addition, recorded on or about February 26, 2021, as Document No. 20210226000381610 of the Real Property Records of Collin County, Texas (the “Fifth Amendment”); and

**WHEREAS**, the Declaration was again amended by the Sixth Amendment to Declaration of Covenants, Conditions and Restrictions for WyndSOR Pointe Addition, recorded on or about April 19, 2024, as Document No. 2024000046132 of the Real Property Records of Collin County, Texas (the “Sixth Amendment”); and

**WHEREAS**, the Declaration was again amended by the Seventh Amendment to Declaration of Covenants, Conditions and Restrictions for WyndSOR Pointe Addition, recorded on or about January 31, 2025, as Document No. 2025000011571 of the Real Property Records of Collin County, Texas (the “Seventh Amendment”); and

**WHEREAS**, Article III, Section 13.4(b) of the Declaration provides that, from and after the Development Period, the Covenants, other than amendments of a “material nature,” may be amended or changed upon the express written consent of the Board, without the approval of any Owner, Member or Resident; and

**WHEREAS**, the following amendment to the Declaration has been approved by the express written consent of the Board.

**NOW, THEREFORE**, the Declaration is hereby amended as follows:

1. Article IX, Section 9.12 of the Declaration, entitled “Site Maintenance, Garbage and Trash Collection,” is amended to delete Subsection (b) thereto in its entirety and replace it with the following:

(b) All garbage and yard waste shall be kept in plastic bags, other containers, or otherwise bundled as required by (and meeting the specifications of) the City. For grass, leaves, plants, and small cuttings, the City currently requires that such waste must be placed in paper bags, placed three (3) feet away from the cart on the night before regularly scheduled pick up day. The Association allows a maximum of five (5) bags of grass per pickup. Dirt and mulch may not be disposed of through the City’s trash pickup service. In the event the City fails to pick up the garbage and waste for any reason, the Owner or Resident must remove the waste from the front yard and/or curbside and store such waste in the backyard for the next scheduled pick up day. Each Owner, Member, and Resident shall observe and comply with all regulations or requirements promulgated by the Association and/or the City in connection with the storage and removal of trash and garbage, particularly where the collection point is in front of the Dwelling Unit.

2. Article IX, Section 9.13 of the Declaration, currently entitled "Offensive Activities," is deleted in its entirety and replaced with the following:

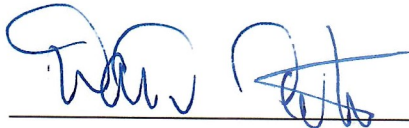
Section 9.13. Offensive Activities. No noxious or offensive activity or pollution affecting sight/sound/smell, as determined by the ARC, shall be conducted or permitted on any portion of the Property. Excluding activities of bona fide homebuilders, no direct sales activities, garage sales, estate sales, yard sales, patio sales, flea markets, bazaars, sample sales, promotional dinner parties, or similar activities shall be conducted on any portion of the Property. Construction occurring on a Dwelling Unit shall be limited to the hours of 7 am to 7 pm, Monday through Friday, and the hours of 9 am to 5 pm on Saturdays. There shall be no construction permitted on Sundays.

3. In the event of a conflict between this Eighth Amendment and any other provision in the Charter, this Eighth Amendment shall control.

4. Except as modified by the First Amendment, Second Amendment, Third Amendment, Fourth Amendment, Fifth Amendment, Sixth Amendment, Seventh Amendment, and this Eighth Amendment, the Declaration shall remain in full force and effect.

EXECUTED this 15<sup>th</sup> day of March, 2026.

**WYNDSOR POINTE  
HOMEOWNERS ASSOCIATION, INC.,**  
A Texas nonprofit corporation

By:   
Name: David Glatstein  
Title: President

**ACKNOWLEDGEMENT**

**STATE OF TEXAS**

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**COUNTY OF COLLIN**

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**BEFORE ME**, the undersigned authority, a Notary Public in and for said county and state, on this day personally appeared David Glatstein, the President of Wyndsor Pointe Homeowners Association, Inc., a Texas non-profit corporation, known to be to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that (s)he executed the same for the purposes and consideration therein expressed, in the capacity therein stated and as the act and deed of said corporation.

**GIVEN UNDER MY HAND AND SEAL OF OFFICE** this 15<sup>th</sup> day of March, 2026.



*Melanie Neystel*  
\_\_\_\_\_  
Notary Public, State of Texas



\*VG-48-2026-2026000035449\*

**Collin County  
Honorable Stacey Kemp  
Collin County Clerk**

**Instrument Number: 2026000035449**

Real Property

HOMEOWNERS ASSOC DOCS

Recorded On: March 20, 2026 11:58 AM

Number of Pages: 5

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

Total Recording: \$37.00

**\*\*\*\*\* 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.

**File Information:**

Document Number: 2026000035449  
Receipt Number: 20260320000464  
Recorded Date/Time: March 20, 2026 11:58 AM  
User: Devon O  
Station: Workstation cck165

**Record and Return To:**

DAVID GLATSTEIN  
6097 WESTCHESTER LANE  
FRISCO TX 75034



**STATE OF TEXAS  
Collin County**

**I hereby certify that this Instrument was filed in the File Number sequence on the date/time printed hereon, and was duly recorded in the Official Public Records of Collin County, Texas**

Honorable Stacey Kemp  
Collin County Clerk  
Collin County, TX