

Denton County  
Juli Luke  
County Clerk

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Instrument Number: 120919

ERecordings-RP

MISCELLANEOUS

Recorded On: August 12, 2020 10:24 AM

Number of Pages: 6

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" Examined and Charged as Follows: "

Total Recording: \$46.00

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\*\*\*\*\* 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: 120919  
Receipt Number: 20200812000280  
Recorded Date/Time: August 12, 2020 10:24 AM  
User: Denise W  
Station: Station 18

**Record and Return To:**

Simplifile



STATE OF TEXAS  
COUNTY OF DENTON

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 Records of Denton County, Texas.

Juli Luke  
County Clerk  
Denton County, TX

**Resolution by the Architectural Control Committee of Aero  
Valley Airport (n/k/a Northwest Regional Airport) to  
Permanently Delegate Its Governing Authority to the Board of  
Directors of the Aero Valley Property Owners Association**

July 9, 2019

WHEREAS, Aero Valley Development Company (“AVDCO”) recorded deed restrictions that require an Architectural Control Committee (“ACC”) to act as the airport’s governing body with legal authority to make whatever rulings deemed necessary to protect the best interests of the property owners;<sup>1</sup> and

WHEREAS, in 1985 airport property owners formed Aero Valley Property Owners Association, Inc. (“POA”) as a Texas nonprofit corporation under 26 U.S.C.A. § 501(c)(4) with legal authority to operate Aero Valley Airport; and

WHEREAS, on April 23, 2016 members of the POA amended the corporation’s bylaws to accept the transfer of the ACC’s governing authority and powers to the POA’s Board of Directors (“Board”) and the Board has served as the ACC since that date;<sup>2</sup> and

WHEREAS, in an uncontested election in 2019 property owners elected a new ACC consisting of the same seven members as the Board: Mitchell R. Whatley, President; Stephen R. Whatley, Vice President; Doug Reeves, Secretary; Larry R. Martin, CPA, Treasurer; Eric Branyan, member; Gary Platner, member; and Carey Sharp, member; and





WHEREAS, the ACC deems it in the best interests of the property owners to delegate its governing authority permanently to the Board to gain all the protections and benefits of the Texas Business Organizations Code and tax exempt status enjoyed by a §501(c)(4) nonprofit corporation.

NOW THEREFORE, be it RESOLVED that the ACC permanently delegates its governing authority and powers to the POA’s board of directors (“Board”) and the Board shall stand in place of the ACC for all purposes.

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<sup>1</sup> Executed January 13, 1977 by Edna Gardner Whyte and filed for record on November 11, 1978 at Volume 922, page 478 in the Deed Records of Denton County, Texas.

<sup>2</sup> Recorded on October 26, 2016 at Doc. #135441, p. 13; Real Property Records; Denton County, Texas.

Board Member	Signature
Mitchell R. Whatley, President	
Stephen R. Whatley, Vice President	
Doug Reeves, Secretary	
Larry Martin, CPA, Treasurer	
Eric Branyan, Member	
Gary Platner, Member	
Carey Sharp, Member	

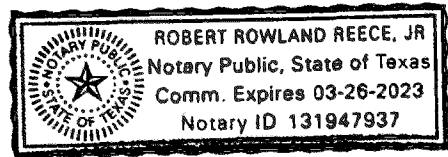
SUBSCRIBED AND SWORN TO BEFORE ME by

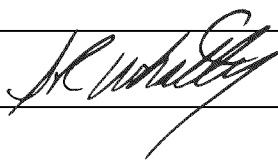
Mitchell R. Whatley, JD  
Stephen R. Whatley  
Eric Branyan  
Doug Reeves  
Larry Martin, CPA  
Gary Platner  
Carey Sharp

on 8-11-2020



Notary Public, State of Texas

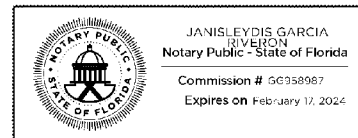


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Carey Sharp, Member	


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on 08/11/2020.

Janisleydis Garcia Riveron  
 Notary Public, State of Texas

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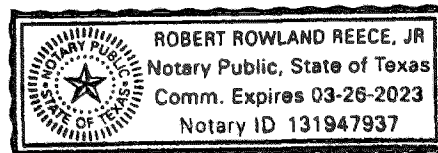
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on 8-10-2020.



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Eric Branyan, Member	
Gary Platner, Member	
Carey Sharp, Member	 8/10/20

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