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AFTER RECORDING RETURN TO:

PHILLIP H. SCHMANDT  
MCGINNIS LOCHRIDGE LLP  
1111 W. 6<sup>th</sup> Street  
Bldg. B, Suite 400  
Austin, Texas 78703

SECRETARY'S CERTIFICATE

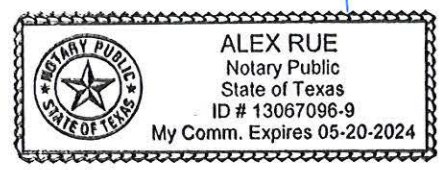
The undersigned hereby certifies that he/she is the duly elected, qualified and acting Secretary of Veramendi Residential Master Community, Inc., a Texas non-profit corporation (the "Association"), and that:

Attached hereto as Exhibit "1" and made a part hereof is a true and correct copy of the Adoption of Reserve Fund Fee adopted by Veramendi Residential Master Community, Inc.


IN WITNESS WHEREOF, the undersigned has executed this certificate on the 31 of October, 2023.

  
\_\_\_\_\_  
Max Harford, Secretary

STATE OF TEXAS        §  
                                     §  
COUNTY OF COMAL   §



This instrument was acknowledged before me on this 31 day of October, 2023 by Max Harford, Secretary of Veramendi Master Community, Inc., a Texas non-profit corporation, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledge to me that he executed the same for the purposes and consideration therein expressed, on behalf of said corporation.

  
\_\_\_\_\_  
Notary Public, State of Texas

Cross reference to: Veramendi Master Covenant [Residential] recorded as Document No. 201806003832 in the Official Public Records of Comal County, Texas, and First Amendment to Veramendi Master Covenant [Residential] recorded as Document No. 202306035272 in the Official Public Records of Comal County, Texas.

EXHIBIT "1"

VERAMENDI RESIDENTIAL MASTER COMMUNITY, INC.


UNANIMOUS CONSENT OF DIRECTORS IN LIEU  
OF SPECIAL MEETING OF THE BOARD OF DIRECTORS

The undersigned, being all of the members of the Board of Directors of Veramendi Residential Master Community, Inc., a Texas non-profit corporation (the "Association"), do hereby adopt, pursuant to Section 22.220(a) of the Texas Business Organizations Code and the Bylaws of the Association, and in lieu of the holding a special meeting of the Board of Directors, the following resolutions:

ADOPTION OF RESERVE FUND FEE

RESOLVED, that the undersigned Directors hereby adopt the Reserve Fund Fee attached hereto as Exhibit "A".

IN WITNESS WHEREOF, the undersigned have executed this instrument to be effective the 31 day of October, 2023.

  
\_\_\_\_\_  
Peter James, Director

  
\_\_\_\_\_  
Garrett Mechler, Director

  
\_\_\_\_\_  
Max Harford, Director

**EXHIBIT "A"**

**VERAMENDI**  
**[RESIDENTIAL]**  
**ADOPTION OF RESERVE FUND FEE**

**Cross reference to:** Veramendi Master Covenant [Residential] recorded as Document No. 201806003832 in the Official Public Records of Comal County, Texas, and First Amendment to Veramendi Master Covenant [Residential] recorded as Document No. 202306035272 in the Official Public Records of Comal County, Texas.

VERAMENDI RESIDENTIAL MASTER COMMUNITY, INC.  
ADOPTION OF RESERVE FUND FEE

**VERAMENDI RESIDENTIAL MASTER COMMUNITY, INC.  
RESERVE FUND FEE**

Pursuant to the Veramendi Master Covenant [Residential] recorded as Document No. 201806003832 in the Official Public Records of Comal County, Texas, and First Amendment to Veramendi Master Covenant [Residential] recorded as Document No. 202306035272 in the Official Public Records of Comal County, Texas (collectively, the "Master Covenant"), **VERAMENDI RESIDENTIAL MASTER COMMUNITY, INC.**, a Texas non-profit corporation (the "Association"), hereby adopts a Reserve Fund Fee in the amount of One Hundred Fifty and No/100 Dollars (\$150.00).

At the initial sale of a Lot or Condominium Unit from a Homebuilder to an Owner, the Reserve Fund Fee will be collected from the Owner when such sale of the Lot or Condominium Unit closes to an Owner and shall be paid to the Association.

The amount of the Reserve Fund Fee designated hereunder is subject to change from time to time by the Board.

Capitalized terms used but not defined herein shall have the meaning ascribed to such terms in the Master Covenant.

Filed and Recorded  
Official Public Records  
Bobbie Koepf, County Clerk  
Comal County, Texas  
11/06/2023 01:51:07 PM  
MARY 4 Page(s)  
202306035273



*Bobbie Koepf*