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AFTER RECORDING RETURN TO:

NEAL LINNARTZ  
ROY NEAL LINNARTZ, PLLC  
496 COMAL AVENUE  
NEW BRAUNFELS, TX 78130

**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 Working Capital Assessment adopted by Veramendi Residential Master Community, Inc.

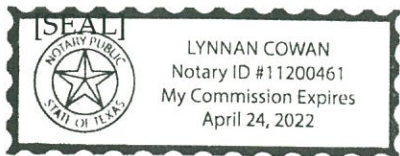
IN WITNESS WHEREOF, the undersigned has executed this certificate on the 21 day of November, 2018.

  
\_\_\_\_\_  
MAX HARTFORD, Secretary

THE STATE OF TEXAS §

COUNTY OF Comal §

BEFORE ME, the undersigned Notary Public, on this 21 day of November, 2018 by Max Hartford Secretary of Veramendi Residential Master Community, Inc., a Texas non-profit corporation, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed, on behalf of said corporation.



  
\_\_\_\_\_  
Notary Public Signature

EXHIBIT "1"

VERAMENDI RESIDENTIAL MASTER COMMUNITY, INC.

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

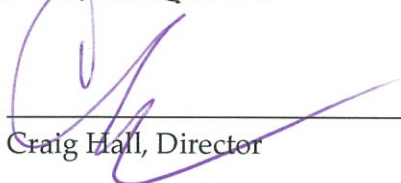
The undersigned, being all of the members of the Board of Directors of Veramendi Residential Master Community, Inc., a Texas non-profit corporation (the "Association"), do hereby adopt, pursuant to Section 22.220(a) of the Texas Business Organizations Code and the Bylaws of the Association, and in lieu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

ADOPTION OF WORKING CAPITAL ASSESSMENT

RESOLVED, that the undersigned Directors hereby adopt the Working Capital Assessment attached hereto as Exhibit "A".

IN WITNESS WHEREOF, the undersigned have executed this instrument to be effective the 21 day of November, 2018.

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

  
\_\_\_\_\_  
Craig Hall, Director

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

EXHIBIT "A"

VERAMENDI  
[RESIDENTIAL]  
ADOPTION OF WORKING CAPITAL ASSESSMENT

Cross reference to *Section 5.08* of Veramendi Master Covenant [Residential], recorded as Document No.201806003832, in the Official Public Records of Comal County, Texas.

{W0705099.3}

VERAMENDI RESIDENTIAL MASTER COMMUNITY, INC.  
ADOPTION OF WORKING CAPITAL ASSESSMENT

**VERAMENDI RESIDENTIAL MASTER COMMUNITY, INC.  
WORKING CAPITAL ASSESSMENT**

Pursuant to *Section 5.08 of Veramendi Master Covenant [Residential]*, recorded as Document No. 201806003832, in the Official Public Records of Comal County, Texas (the “**Covenant**”), and with the approval of **VERAMENDI DEVELOPMENT COMPANY, LLC**, a Texas limited liability company (“**Declarant**”), **VERAMENDI RESIDENTIAL MASTER COMMUNITY, INC.**, a Texas non-profit corporation and the homeowners association established pursuant to the Covenant (the “**Association**”), hereby adopts a working capital assessment in the amount of **three hundred fifty and No/100 Dollars (\$350.00)** (the “**Working Capital Assessment**”). Upon the sale of each Lot and Condominium Unit, the Working Capital Assessment will be collected from the transferee when the sale of the Lot or Condominium Unit closes to an Owner and paid to the Association. Declarant is not required to make contributions for any Lot or Condominium Unit owned or retained by Declarant, or for any Lot or Condominium Unit for which the contribution was not collected at closing.

Notwithstanding the foregoing provision, the following transfers will not be subject to the Working Capital Assessment: (i) foreclosure of a deed of trust lien, tax lien, or the Association’s assessment lien; (ii) transfer to, from, or by the Association; (iii) voluntary transfer by an Owner to one or more co-owners, or to the Owner’s spouse, child, or parent. Additionally, a Homebuilder will not be subject to the working capital assessment; however, the working capital assessment will be payable by any Owner who acquires a Lot and/or a Condominium Unit from a Homebuilder for residential living purposes or by any Owner who: (i) acquires a Lot and/or a Condominium Unit and is not in the business of constructing single-family residences for resale to a third party; or (ii) who acquires the Lot for any purpose other than constructing a single-family residence (including a Condominium Unit) thereon for resale to a third party.

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

