

AFTER RECORDING, PLEASE RETURN TO:

Judd A. Austin, Jr.
Henry Oddo Austin & Fletcher, P.C.
1717 Main Street
Suite 4600
Dallas, Texas 75201

**CERTIFICATE AND MEMORANDUM OF RECORDING
OF DEDICATORY INSTRUMENTS FOR
BLUEBONNET ESTATES RESIDENTIAL COMMUNITY, INC.**

STATE OF TEXAS §
§
COUNTY OF ELLIS §

The undersigned, as attorney for Bluebonnet Estates Residential Community, Inc., a Texas nonprofit corporation, 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 in the Declaration of Covenants, Conditions and Restrictions for Bluebonnet Estates, recorded on March 16, 2020, under Instrument Number 2020-2008732 in the Official Public Records of Ellis County, Texas, including any amendments and supplements thereto ("*Property*"), hereby states that the dedicatory instrument attached hereto is a true and correct copy of the following:

- ***Resolution of the Board of Directors of Bluebonnet Estates Residential Community, Inc. - Increase in Working Capital Assessment (Exhibit A)***

All persons or entities holding an interest in and to any portion of the Property are subject to the foregoing dedicatory instrument until amended. The attached dedicatory instrument replaces and supersedes all previously recorded dedicatory instruments addressing the same or

similar subject matter and shall remain in force and effect until revoked, modified, or amended by the Board of Directors.

IN WITNESS WHEREOF, Bluebonnet Estates Residential Community, Inc., has caused this Certificate and Memorandum of Recording of Dedicatory Instruments to be recorded in the Official Public Records of Ellis County, Texas.

**BLUEBONNET ESTATES
RESIDENTIAL COMMUNITY, INC.,
a Texas nonprofit corporation**

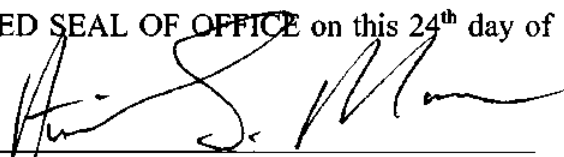
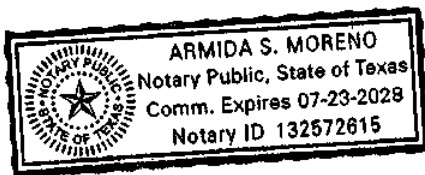


By: _____
Its: Attorney

STATE OF TEXAS §
 §
COUNTY OF DALLAS §

BEFORE ME, the undersigned Notary Public, on this day personally appeared Vinay B. Patel, attorney for Bluebonnet Estates Residential Community, Inc., a Texas nonprofit corporation, 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 24th day of September, 2025.



Notary Public, State of Texas

Exhibit A

STATE OF TEXAS §
 §
COUNTY OF ELLIS §

**RESOLUTION OF THE BOARD OF DIRECTORS
OF
BLUEBONNET ESTATES RESIDENTIAL COMMUNITY, INC.

INCREASE IN WORKING CAPITAL ASSESSMENT**

WHEREAS, the Board of Directors of Bluebonnet Estates Residential Community, Inc. (“*Board*”) is the entity responsible for the operation of Bluebonnet Estates Residential Community, Inc., a Texas nonprofit corporation (“*Association*”) in accordance with and pursuant to that certain Declaration of Covenants, Conditions and Restrictions for Bluebonnet Estates (“*Declaration*”) and Bylaws of the Association (“*Bylaws*”); and

WHEREAS, pursuant to Section 6.4 of the Declaration, each Owner shall pay a one-time Working Capital Assessment to the Association in such amount as may be determined by the Board; and

WHEREAS, the Board has determined that it is in the best interest of the Association to establish the following resolution to increase the amount of the Working Capital Assessment at the time a Lot is sold within the Bluebonnet Estates addition; and

WHEREAS, the Board, at its Board of Directors’ meeting held on the 15th day of September, 2025, adopted an increase in the amount of the Working Capital Assessment to be collected at the closing transaction from each new Member in the Association; and

NOW THEREFORE, BE IT RESOLVED, that the Board does hereby ratify and formally adopt the following preceding resolution regarding the increase in the amount of the Working Capital Assessment:

1. Working Capital Assessment. A Working Capital Assessment will be collected from each purchaser (new Member) in the Association at the time the new Member purchases a Lot. This shall be a one-time fee for the new Member and will be assessed each time the Lot is sold or conveyed pursuant to Section 6.4 of the Declaration.

2. Amount of Working Capital Assessment. The amount of the Working Capital Assessment shall be One Thousand Dollars (\$1,000.00). The Board shall have the right and authority to revise this amount if, in the Board's sole discretion and judgment, the circumstances make such change necessary or appropriate. The new amount will be applicable only to those Lots purchased after the recording of this Resolution and shall not affect transactions previously closed.

3. Time of Collection of the Working Capital Assessment. The Working Capital Assessment will be billed to the purchaser (new Member) and sent to the title company or other person handling the closing contemporaneously with the furnishing of a resale certificate. Should a resale certificate not be requested, or the Association otherwise have no knowledge of the closing, or the title company fails to collect and remit the Working Capital Assessment, the Association shall assess the new Member for the Working Capital Assessment immediately upon learning of the conveyance of title. The fee shall be secured by the assessment lien accorded to the Association under the Declaration.

4. Purpose of the Working Capital Assessment. The Board shall have the right and authority to use the Working Capital Assessment for expenses in maintaining and improving any current or future amenities and Common Areas owned by the Association.

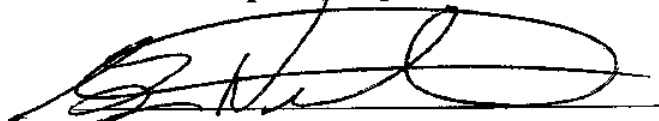
IT IS FURTHER RESOLVED THAT THIS Working Capital Assessment Resolution is

effective as of the date of its filing with the Ellis County Clerk and shall remain in force and effect until revoked, modified, amended, or rescinded by the Board.

IT IS FURTHER RESOLVED, that all actions taken by the officers or authorized agents of the Association, from and after this date, consistent with this Resolution, are hereby approved, ratified, and adopted as the act and deed of the Association.

IT IS FURTHER RESOLVED, that this Resolution shall forthwith be recorded in the Official Public Records of Ellis County, Texas, and shall affect the Property and all Members.

**BLUEBONNET ESTATES
RESIDENTIAL COMMUNITY, INC.,
a Texas non-profit corporation**


Signature, Board of Director – President

9/22/25
Date



Signature, Board of Director – Vice President

9/22/25
Date

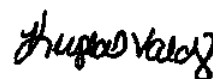


Signature, Board of Director – Secretary/Treasurer

9-22-2025
Date

STATE OF TEXAS COUNTY OF ELLIS
I hereby certify this instrument was filed on the date
and time stamped hereon and was duly recorded in
the records of Ellis County, Texas as stamped hereon.
COUNTY CLERK, ELLIS COUNTY, TEXAS





FILED FOR RECORD - ELLIS COUNTY, TEXAS
INST NO. 2532015 on September 24, 2025 at 4:09 PM