

WINDSOR LAKES HOMEOWNERS ASSOCIATION, INC.

BOARD RESOLUTION ADOPTING INCREASE TO CAPITALIZATION FEE

STATE OF TEXAS §
 §
COUNTY OF MONTGOMERY §

WHEREAS, Windsor Lakes Homeowners Association, Inc. (the "Association"), a Texas Nonprofit Corporation, is the governing entity for Windsor Lakes, Sections 1, 2, 3, 4, 5, 6, 7, 8, 9, 10 and 11, additions in Montgomery County, Texas, according to the maps or plats thereof, recorded in the map records of Montgomery County, Texas, under Clerk's File Nos. 2002-131351, 2002-131514, 2002-131516 / 2003-056902, 2003-045017, 2003-045526, 2002-131688, 2004-020265, 2004-020276, 2004-048654, 2004-048655 and 2004-128282, respectively, along with any amendments or supplements thereto (the "Subdivision"); and

WHEREAS, the Subdivision is subject to the Declaration of Covenants, Conditions, and Restrictions for Windsor Lakes, recorded in the Real Property Records of Montgomery County, Texas, under Clerk's File No. 2003-068161, along with any amendments and supplements thereto, including the Supplemental Declaration of Covenants, Conditions, and Restrictions for Windsor Lakes (Amendment), recorded in the Real Property Records of Montgomery County, Texas, under Clerk's File No.2004-138262 (collectively the "Declaration"); and

WHEREAS, Article IV, Section 4A of the Declaration provides for a Capitalization Fee to be paid to the Association upon purchase of a Unit or Lot, and authorizes the Association to change the amount of the Capitalization Fee from time to time in its discretion;

NOW THEREFORE, pursuant to the foregoing and as evidenced by the Certification hereto, the Association hereby adopts, establishes and imposes on the Subdivision, the following Capitalization Fee, pursuant to Article IV, Section 4A of the Declaration (as amended):

IT IS HEREBY RESOLVED THAT:

The amount of the Capitalization Fee is increased to \$1,250.00 per Unit or Lot, in accordance with Article IV, Section 4A of the Declaration.

CERTIFICATION

"I, the undersigned, being the President of Windsor Lakes Homeowners Association, Inc., hereby certify that the foregoing was approved by at least a majority of the Association's Board of Directors at an open meeting of the Board of Directors, properly noticed, at which a quorum of the board was present."

By: PETER G LINDGREN

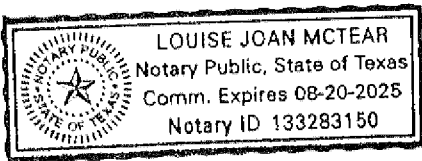
Print Name: [Signature]

Title: PRESIDENT

STATE OF TEXAS §
 §
COUNTY OF MONTGOMERY §

BEFORE ME, the undersigned notary public, on this day personally appeared Peter G. Livingston, the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same for the purpose in the capacity and with the authority therein expressed, as the act and deed of the corporation.

SUBSCRIBED AND SWORN TO BEFORE ME on this the 28 day of June 2023.
2023, to certify which witness my hand and official seal.



Louise Joan McTear
Notary Public for the State of Texas

E-RECORDED BY:
HOLT & YOUNG, P.C.
9821 Katy Fwy., Ste. 350
Houston, Texas 77024

E-FILED FOR RECORD

07/27/2023 08:28AM



L. Brandon Steinmann

County Clerk,
Montgomery County, Texas

STATE OF TEXAS,
COUNTY OF MONTGOMERY

I hereby certify that this instrument was e-filed in the file number sequence on the date and time stamped herein by me and was duly e-RECORDED in the Official Public Records of Montgomery County, Texas.

07/27/2023



L. Brandon Steinmann

County Clerk,
Montgomery County, Texas