

AFTER RECORDING, PLEASE RETURN TO:

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

**FIRST SUPPLEMENTAL CERTIFICATE AND MEMORANDUM OF
RECORDING OF DEDICATORY INSTRUMENTS
FOR
MARINE CREEK MEADOWS
HOMEOWNERS ASSOCIATION, INC.**

**STATE OF TEXAS §
 §
COUNTY OF TARRANT §**

The undersigned, as attorney for Marine Creek Meadows Homeowners Association, 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 Marine Creek Meadows, recorded on May 28, 1999, in Volume No. 13834, Page No. 229, in the Official Public Records of Tarrant 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: Working Capital Fee (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, Marine Creek Meadows Homeowners Association, Inc., has caused this First Supplemental Certificate and Memorandum of Recording of Dedicatory Instruments to be recorded in the Official Public Records of Tarrant County, Texas; and serves to supplement that certain Certificate and Memorandum of Recording of Dedicatory Instruments filed on October 5, 2021, and recorded as Instrument No. D221291003, in the Official Public Records of Tarrant County, Texas.

**MARINE CREEK MEADOWS
HOMEOWNERS ASSOCIATION, INC.,
a Texas nonprofit corporation**

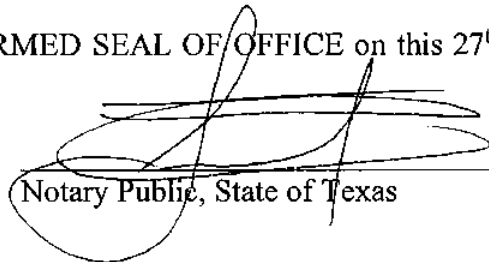
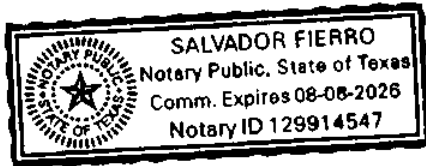


By: _____
Its: Attorney

STATE OF TEXAS §
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COUNTY OF DALLAS §

BEFORE ME, the undersigned Notary Public, on this day personally appeared Vinay B. Patel, attorney for Marine Creek Meadows Homeowners Association, 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 27th day of July, 2023.



Notary Public, State of Texas

Exhibit A

STATE OF TEXAS §
 §
COUNTY OF TARRANT §

**RESOLUTION OF THE BOARD OF DIRECTORS
OF
MARINE CREEK MEADOWS HOMEOWNERS ASSOCIATION, INC.**

WORKING CAPITAL FEE

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

WHEREAS, the Declaration establishes mandatory assessments and restrictive covenants for the maintenance, repair, upkeep, and alteration of Common Properties in the Maine Creek Meadows addition, and for the common benefit of Members (Owners) of the Association; and

WHEREAS, the Declaration, Bylaws, Texas Business Organizations Code, and applicable Texas law vest in the Board the authority to make and publish reasonable rules and policies for the operation and administration of the Association, including maintenance of Common Properties and the enforcement of the restrictive covenants contained in the Declaration; and

WHEREAS, the Board has determined that it is in the best interest of the Association to establish the following resolution for the imposition and collection of a one-time working capital fee at the time a Lot is sold within the Marine Creek Meadows addition; and

WHEREAS, the Board at its Board of Directors’ meeting held on the 20 day of July, 2023 adopted a working capital fee to be collection from each new Member in the

Association and this shall be a one-time fee for the new Member; and

NOW THEREFORE, BE IT RESOLVED, that the Board does hereby ratify and formally adopt the following preceding resolution regard the collection of the working capital fee:

1. Working Capital Fee. A Working Capital Fee will be collected from each 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, at a later date, each time the Lot is sold or conveyed.

2. Amount of Working Capital Fee. The amount of the Working Capital Fee shall be in the amount of seven hundred fifty dollars (\$750.00). 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 a change necessary or appropriate. The revised amount will be applicable only to those purchases of Lots closed after the approved change and shall not affect transactions previously closed.

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

4. Purpose of the Working Capital Fee. The Board shall have the right and authority to use the Working Capital Fee for any and all purposes for community improvements and enhancements and such other uses for the welfare and benefit of the Association, as the Board may determine.

IT IS FURTHER RESOLVED THAT THIS Working Capital Fee is effective as of the 20 day of July, 2023 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 Tarrant County, Texas, and shall affect the Property and all Members.

EXECUTED as of this 20 day of July, 2023

MARINE CREEK MEADOWS HOMEOWNERS ASSOCIATION, INC.,
a Texas nonprofit corporation

Stefanie Throneberg
Signature

7-20-23
Date

Stefanie Throneberg Board of Director – President

Amanda Frederick
Signature

7-20-23
Date

Amanda Frederick Board of Director – Treasurer

Jackie Angus
Signature

7-20-23
Date

Jackie Angus, Board of Director – Secretary

Amanda Valliant
Signature

7/20/2023
Date

Amanda Valliant, Board of Director

Jimmy England
Signature

23 July 2023
Date

Jimmy England, Board of Director