

Mary Louise Nicholson
MARY LOUISE NICHOLSON
COUNTY CLERK

**NOTICE OF FILING OF DEDICATORY INSTRUMENT FOR
THE RESORT AT EAGLE MOUNTAIN LAKE HOMEOWNERS ASSOCIATION, INC.**

STATE OF TEXAS

COUNTY OF TARRANT

This Notice of Filing of Dedicatory Instruments for The Resort at Eagle Mountain Lake Homeowners Association, Inc., (“Notice”) is made by and on behalf of The Resort at Eagle Mountain Lake Homeowners Association, Inc. (the “Association”) to be effective as of this 13th day of March 2024.

RECITALS:

WHEREAS, the Association is a property owners association as defined in Section 202.001(2) of the Texas Property Code; and

WHEREAS, The Association is governed by a dedicatory instrument, which covers the property described therein entitled Declaration of Covenants, Conditions and Restrictions for The Resort at Eagle Mountain Lake Homeowners Association, Inc., filed or to be filed in the Real Property Records of Tarrant County, Texas (the “Declaration”), as The Resort at Eagle Mountain Lake Homeowners Association, Inc., such may be amended, supplemented and/or corrected from time to time; and

WHEREAS, Section 202.006 of the Texas Property Code requires a property owners association to file the dedicatory instrument in the Real Property Records of each county in which the property to which the dedicatory instrument relates is located; and

WHEREAS, the Association desires to file a Notice by adding the instruments attached hereto herein adopted by the Association.

NOW THEREFORE, the Association files true and correct copies of the following instruments of the Association which are attached hereto:

- **Attachment A – Consent of the Board of Directors with Declarant Consent – Increase to Capital Reserve / Improvement Contribution**

IN WITNESS WHEREOF, the undersigned agent of The Resort at Eagle Mountain Lake Homeowners Association, Inc., certifies that, to the best of his/her knowledge, as of the effective date of this Notice of Filing of Dedicatory Instrument that the foregoing instruments are a true and correct copy of the current instruments of the Association.

[Signature follows on next page]

Executed this 13th day of March 2024.

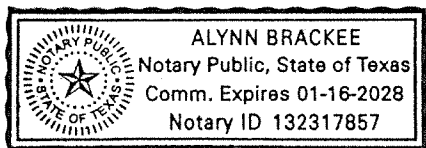
By: Connie Kindle
**Connie Kindle, Authorized
Representative, Essex Association
Management L.P.,
Its Managing Agent.**

STATE OF TEXAS

COUNTY OF DALLAS

Before me, the undersigned authority, a Notary Public in and for said county and state, on this day personally appeared Ronald J. Corcoran, President, Essex Association Management L.P., on behalf of The Resort at Eagle Mountain Lake Homeowners Association, Inc., known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and consideration therein expressed, in the capacity therein stated.

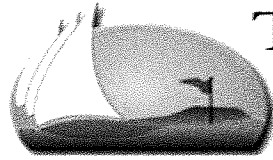
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 13TH DAY OF MARCH, 2024.



Alynn Brackee
**Notary Public in and for the State of
Texas**

Attachment A

**CONSENT OF THE BOARD OF DIRECTORS WITH DECLARANT CONSENT –
INCREASE TO CAPITAL RESERVE / IMPROVEMENT CONTRIBUTION**



The Resort

at Eagle Mountain Lake

Homeowners Association

THE RESORT AT EAGLE MOUNTAIN LAKE HOMEOWNERS ASSOCIATION, INC.

Unanimous Written Consent of the Board of Directors with Declarant Consent

Increase to Capital Reserve / Improvement Contribution

The undersigned, being the Board of Directors of The Resort at Eagle Mountain Lake Homeowners Association, Inc., ("The Resort") a Texas Non-Profit Corporation (*the "Association"*), do hereby, pursuant to the provisions of Section 22.220 of the Texas Business Organizations Code, consent to and approve of the following resolution and every action effected thereby.

WHEREAS, the Board of Directors held an open meeting on November 29, 2023, wherein a quorum of the Board was present; and

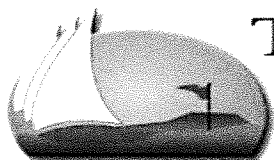
WHEREAS, the Board of Directors of the Association (*the "Board"*) is the entity responsible for the operation of the Association in accordance with and pursuant to that certain Declaration of Covenants, Conditions and Restrictions for The Resort as well as all amendments thereof and supplements thereto (collectively, the "*Declaration*"); and

WHEREAS, pursuant to Article 8, Section 8.9 of the Declaration, the Board may increase the Capital Reserve / Improvement Contribution annually over the prior year's amount without consent or joinder of the Members; and

NOW, THEREFORE, KNOW ALL PERSONS BY THESE PRESENTS that the Board has resolved and does hereby resolve to increase the Capital Reserve / Improvement Contribution from \$500.00 to \$1,000.00 per Lot sale (save and except any Lot sales from Declarant or Co-Declarant exempt from such fees, as may be applicable) to be effective January 1, 2024.

IT IS FURTHER RESOLVED that this Resolution is valid with or without recording in the county in which the Association resides and shall remain in full force and effect unless revoked or amended by unanimous consent of the Board of Directors and if applicable, the Declarant, during the Declarant Control Period; and

All prior actions consistent with this Consent are hereby ratified and approved for all purposes.



The Resort
at Eagle Mountain Lake
Homeowners Association

By at least a majority consent, the Board of Directors of The Resort and the Declarant does hereby adopt and agree to the changes herein noted to be effective upon the signing of this Resolution. This Resolution may be signed in multiple counterparts.

Agreed and entered this 29th day of November 2023.

Dustin Austin, President

DocuSigned by:
Donnie Davis

E584B72619E071B...
Donnie T. Davis, Vice President

David Miller, Secretary

David Stockton, Treasurer

ABSTAINED

Ronald J. Corcoran

[DECLARANT'S CONSENT NEXT PAGE]



The Resort
at Eagle Mountain Lake
Homeowners Association

By at least a majority consent, the Board of Directors of The Resort and the Declarant does hereby adopt and agree to the changes herein noted to be effective upon the signing of this Resolution. This Resolution may be signed in multiple counterparts.

Agreed and entered this 29th day of November 2023.

Dustin Austin, President

Donnie T. Davis, Vice President

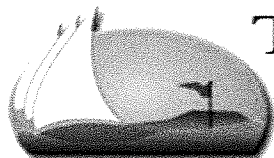
David Miller, Secretary

David Stockton, Treasurer

ABSTAINED

Ronald J. Corcoran

[DECLARANT'S CONSENT NEXT PAGE]



The Resort

at Eagle Mountain Lake

Homeowners Association

THE RESORT AT EAGLE MOUNTAIN LAKE, L.P., a Texas limited partnership, is the Declarant on behalf of The Resort at Eagle Mountain Lake Homeowners Association, Inc. and does hereby attest by signature of the authorized signor below that its Declarant status and all availing rights and special rights as set forth in the Declaration and Bylaws of the Association are in full force and effect as of the signing of this Document. Declarant hereby does consent to and approves the actions set forth herein above as hereby affirmed by signature of the authorized representative shown below.

Agreed and entered this 29th day of November 2023.

A handwritten signature in black ink, appearing to be 'B. Babb', written over a horizontal line.

Brock Babb, Authorized Signor on behalf of Declarant,
The Resort at Eagle Mountain Lake, L.P.,
A Texas limited partnership, and