HOMEOWNERS' ASSOCIATION OF CASTLEGATE II, INC.

CERTIFICATE OF CORPORATE RESOLUTIONS

LEVY OF ADDITIONAL ASSESSMENT

Date of Adoption: March 1, 2022

We, the Directors of Homeowners' Association of Castlegate II, Inc., a Texas non-profit corporation (the "Association"), certify that we, in coordination with the Association's managing agents, have custody of the records of the Association and that we are authorized to execute and deliver this certificate of corporate resolutions on behalf of the Association.

We further certify that the resolutions below were duly adopted as of the Date of Adoption by unanimous vote of the directors of the Association at a duly-noticed meeting of the board of directors that was open to the Association's members. The resolutions have not been amended, modified, or rescinded and are now in full force and effect.

Following are the resolution(s) adopted by the Association on the Date of Adoption:

WHEREAS, the Association and its board of directors were granted certain authority and powers in the Eighth Amended and Restated Declaration of Covenants, Conditions and Restrictions of Castlegate II and Addition of Land, recorded on March 21, 2017, under Brazos County Clerk's Document No. 2017-1292206 (the "Declaration");

WHEREAS, Article VII, Section 7.03 of the Declaration provides, in pertinent part, as follows:

If the sums collected prove inadequate for any reason, including nonpayment of any individual Assessment, the Association may at any time, and from time to time, levy further Assessments in the same manner as aforesaid. All such regular Assessments shall be due and payable to the Association ... or in such manner as the Board may designate in its sole and absolute discretion;

WHEREAS, the board of directors of the Association, after reviewing the financial condition of the Association from year to date in 2022, and in consideration of the expenses the Association will likely incur through the end of 2022, has determined that the sums collected thus far in 2022 will be inadequate; and

WHEREAS, in order to insure the operation of the Association through the end of 2022, the board of directors desires to levy an additional regular Assessment, pursuant to its authority under the Declaration, is described herein above;

NOW THEREFORE, BE IT RESOLVED THAT:

1. The board of directors, after reviewing the financial condition of the Association from year to date in 2022, and in consideration of the expenses the Association will likely

CORPORATE RESOLUTION

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incur through the end of 2022, has determined that the sums collected thus far in 2022 will be inadequate.

- 2. The Association hereby levies an additional Assessment for 2022 in the total amount of \$189,900.00 which Assessment, pursuant to Article 7 of the Declaration, shall be and is hereby assessed each Lot on a uniform basis, in the amount of \$225.00 per Lot (the "Additional Assessment")
- 3. The Additional Assessment hereby levied shall be due and payable by each Owner to the Association by April 15, 2022. Payment may be made to the Association by mailing said payment to the Association at 3363 University Dr. E., Suite 215, Bryan, TX 77802, Attention: Lara Lewis, paying in person at the same address, or paying via electronic means at www.bealbcshoa.com.

illeans at www.bearbesnoa.com.	
Melissa Lewis	3/22 Date
Thomas Woodfin	3-1-22 Date
Delwyn Hocker	March 1, 2022 Date
Gholamreza Langari	3/2/2022 Date
Suleiman Obeidat	3/1/2022 Date

[THIS RESOLUTION MAY BE EXECUTED IN MULTIPLE COUNTERPARTS]

2022 Budget - Amendmended 03.01.2022

Owner's Association of CASTLEGATE II, Inc. Approved by Board on 03.01.2022

NCOME		Approved by Board on 03.01.2022	3.1.22 Amended Budget
HOA Income Transfer Fees 4,000.00	INCOME		3.1.22 Amended Budget
Transfer Fees 4,000.00 Annual Dues 13,500.00 Homeowner Dues 479,400.00 Additional Assessment 3.1.22 189,900.00 Total Annual Dues 686,800.00 Deed Restriction Income 1,000.00 Cost of Collection 1,000.00 Finance Charge Income 1,500.00 Total Poal Income 689,300.00 Aquatic Center Income 30,000.00 Aquatic Club Membership 30,000.00 Event Center 15,000.00 EVent Center 15,000.00 Total Event Center 15,000.00 Total Event Center 30,000.00 EXPENSE 734,300.00 EXPENSE 80,640.00 EC Management Fees 3,000.00 EC Management Fees 3,000.00 Club Management Fees 3,000.00 EC Management Fees 3,000.00 Club Management Fees 3,640.00 Ec Management Fees 30,000.00 Cost of Collection 1,000.00 Security Deposit Refund 300.00 <	INCOME	HOA Income	
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EC Maintenance		Pond Service and Maintenance	
2,000,000		Total Grounds Maintenance Expense	96,400.00
Repairs & Maintenance (EC) 3,000.00		EC Maintenance	
		Repairs & Maintenance (EC)	3,000.00

Janitorial (EC)	2,000.00
Event Center Supplies	1,000.00
Total EC Maintenance	6,000.00
AC Maintenance	
Repairs & Maintenance (AC)	150,000.00
Janitorial (AC)	3,500.00
Aquatic Center Supplies	1,500.00
Pool Cleaning	
Summer Pool Cleaning	15,000.00
Winter Pool Cleaning	5,000.00
Total AC Maintenance	175,000.00
nsurance Expense	
Commercial Property	7,500.00
General Liability	2,500.00
Directors & Officers	2,000.00
Workers Compensation	0.00
Total Insurance Expense	12,000.00
egal and Other Professional Fees	
Accounting Fees	1,000.00
Legal Fees	185,000.00
Total Legal and Other Professional Fees	186,000.00
Taxes Expense	
Property Taxes	100.00
Total Taxes Expense	100.00
Itilities Expense	
Electric	15,000.00
Sprinkler	15,000.00
Sewage	500.00
General Property Utilities	30,500.00
Aquatic Center Utilities	
Electric (AC)	8,000.00
Internet & Phone (AC)	2,000.00
Sanitation (AC)	500.00
Sprinkler (AC)	750.00
Water & Sewage (AC)	3,000.00
Total Aquatic Center Utilities	14,250.00
Event Center Utilities	
Electric (EC)	4,000.00
Internet & Telephone (EC)	2,000.00
Sanitation (EC)	700.00
Sprinkler (EC)	750.00
Water & Sewage (EC)	750.00
Total Event Center Utilities	8,200.00
Total Utilities Expense	52,950.00
Alarm/Security	
Aquatic Security System	1,800.00
Event Center Alarm/Security	

Meeting Expense Community Events	2,000.00
Software	300.00
Postage & Mail Out	2,200.00
Flags, Decorations, Signs	2,500.00
Bank Fees	0.00
Storage/Rental Expenses	0.00
Transfer to Reserve	0.00
Total Other Expenses	7,500.00
Debt Service (Principal)	83,000.00
Interest Expense	47,000.00
TOTAL EXPENSE	725,990.00
NET INCOME	8,310.00