



AFTER RECORDING RETURN TO:
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SONTERRA II CONDOMINIUMS

Williamson County, Texas

UNANIMOUS WRITTEN CONSENT OF THE BOARD OF DIRECTORS IN LIEU OF MEETING OF THE BOARD OF DIRECTORS - RESOLUTION

[APPROVING INCREASE IN REGULAR ASSESSMENT]

Cross-reference to that certain Declaration of Condominium Regime for Sonterra II Condominiums, recorded under Document No. 2017074367, Official Public Records of Williamson County, Texas, as amended from time to time (the "Declaration").

RESOLUTION TO APPROVE INCREASE IN REGULAR ASSESSMENT

The undersigned, being the Directors of Sonterra II Residential Condominium Community, Inc., a Texas non-profit corporation (the "Association"), do hereby consent, pursuant to Section 22.220 of the Texas Business Organizations Code and Section 82.108(c)(2) of the Texas Property Code and in lieu of the holding of a meeting of the Board of Directors, to the adoption of the following resolution:

WHEREAS, Section 6.4.1 of the Declaration provides that Regular Assessments "are used for Common Expenses related to the recurring, periodic, and anticipated responsibilities of the Association . . .";

WHEREAS, Section 6.4.2 of the Declaration provides that the Board "will prepare and approve an annual budget with the estimated expenses to be incurred by the Association for each fiscal year. The budget will take into account the estimated income and Common Expenses for the year, contributions to reserves, and a projection for uncollected receivables";

WHEREAS, Section 6.4.3 of the Declaration provides that Regular Assessments "will be based on the annual budget";

WHEREAS, the Board has established the 2024 annual budget for the Association and determined that an increase in Regular Assessments is necessary in order to meet the budgetary requirements for the Association.

NOW, THEREFORE, the Association hereby adopts the following resolution:

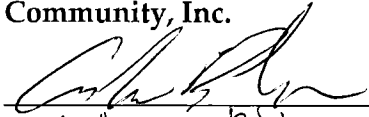
1. The amount of the Regular Assessment per Unit is hereby increased from \$312.00 to \$400.00 per year beginning with the Regular Assessment levied by the Association in 2024.

[SIGNATURE PAGE FOLLOWS]

ACKNOWLEDGEMENT

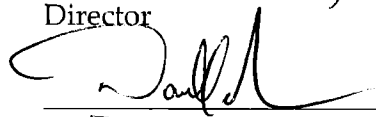
IN WITNESS WHEREOF, the undersigned have executed by unanimous consent this Resolution as of and effective the 27 day of November, 2023.

**Sonterra II Residential Condominium
Community, Inc.**



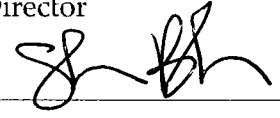
Andrew Bilger

Director



Darrell Goldman

Director




Director

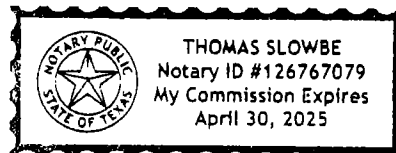
THE STATE OF TEXAS §
COUNTY OF Williamson §

This instrument was acknowledged before me this 27 day of November, 2023, by Andy Bilger, Director of Sonterra II Residential Condominium Community, Inc., a Texas nonprofit corporation, on behalf of said corporation.

(SEAL)



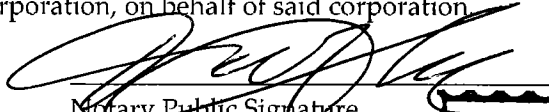
Notary Public Signature

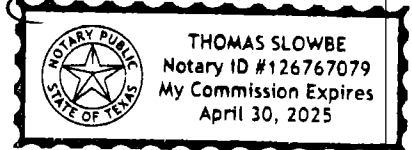


THE STATE OF TEXAS §
COUNTY OF WILLIAMSON §

This instrument was acknowledged before me this 27 day of November
2023, by Travis Giddens Director of Sonterra II Residential Condominium
Community, Inc., a Texas nonprofit corporation, on behalf of said corporation.

(SEAL)

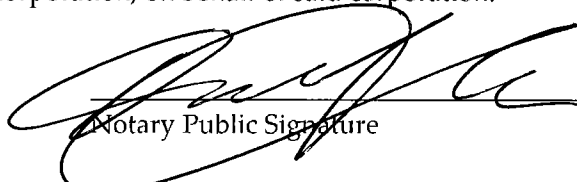

Notary Public Signature

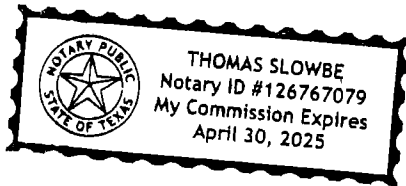


THE STATE OF TEXAS §
COUNTY OF WILLIAMSON §

This instrument was acknowledged before me this 5th day of December
2023, by Shawn Baleslowe Director of Sonterra II Residential Condominium
Community, Inc., a Texas nonprofit corporation, on behalf of said corporation.

(SEAL)


Notary Public Signature



FILED AND RECORDED
OFFICIAL PUBLIC RECORDS 2023102785

COND Fee: \$42.00
12/15/2023 10:45 AM OSALINAS




Nancy E. Rister, County Clerk
Williamson County, Texas