

**UNANIMOUS WRITTEN CONSENT IN LIEU OF ORGANIZATIONAL MEETING
BY THE BOARD OF DIRECTORS OF
WELLBORN SETTLEMENT HOA
A NON-PROFIT CORPORATION**

Pursuant to section 6.201 of the Texas Business Organizations Code, the undersigned, being all of the members of the initial Board of Directors of WELLBORN SETTLEMENT HOA, a Texas non-profit corporation (hereinafter "Non-Profit Corporation"), named in the Certificate of Formation filed with the Secretary of State of Texas, hereby adopt the following resolutions in lieu of holding an organizational meeting of the Board of Directors.

CERTIFICATE OF FORMATION

RESOLVED, that the acknowledgment of filing issued by the Secretary of State of Texas and the certified copy of the Certificate of Formation of the Non-Profit Corporation filed with the Secretary of State of Texas on November 15, 2021 is approved; and the Secretary of the Non-Profit Corporation is instructed to place same in the minute book of the Non-Profit Corporation.

BYLAWS

RESOLVED, that the Bylaws submitted to the undersigned are approved and adopted as the Bylaws of the Non-Profit Corporation and the Secretary of the Non-Profit Corporation is instructed to place same or a certified copy thereof in the minute book of the Non-Profit Corporation.

RESOLVED, that the Secretary of the Non-Profit Corporation maintain a copy of the Bylaws at the principal office of the Non-Profit Corporation available for inspection by the shareholders of the Non-Profit Corporation.

PRINCIPAL OFFICE

RESOLVED, that the Non-Profit Corporation's principal office be located and maintained at 4060 State Highway 6 South, College Station, Texas, 77845, and that meetings of the Board of Directors from time to time may be held either at the principal office or at such other place as the board of directors shall from time to time order.

MINUTE BOOK AND CORPORATE RECORDS

RESOLVED, that the Non-Profit Corporation maintain appropriate corporate records in a minute book, including but not limited to originals, copies or certified copies of the Non-Profit Corporation's original and any amended, corrected or restated, acknowledgment of filing,

Certificate of Formation, Bylaws, minutes of meetings of shareholders and directors, and written consents of shareholders and directors.

OFFICERS

RESOLVED, that the following persons are elected to the offices set forth opposite their names to serve as such at the pleasure of the Board of Directors or pursuant to the terms of any written employment agreement executed by the Non-Profit Corporation and the respective officer:

<u>Office</u>	<u>Name</u>
President	<u>Alton Ofczarzak</u>
Secretary	<u>Teresa Shivener</u>
Treasurer	<u>Mandy Williams</u>

BANK ACCOUNT

RESOLVED, that the Non-Profit Corporation establish in its name one or more accounts with one or more financial institutions on such terms and conditions as may be agreed with said financial institutions, and that the officers of the Non-Profit Corporation are authorized to execute any resolutions required by said financial institutions for such accounts and to designate the person or persons authorized to write checks on such accounts on behalf of the Non-Profit Corporation.

ORGANIZATIONAL COSTS

RESOLVED, that the attorney's fees, filing fees and other expenses and charges incurred and that may be incurred by the Non-Profit Corporation or persons acting on behalf of the Non-Profit Corporation in connection with the formation of the Non-Profit Corporation are reasonable and shall be paid or reimbursed by the Non-Profit Corporation.

TAXES

RESOLVED, that the officers of the Non-Profit Corporation obtain information and instructions from the Internal Revenue Service, Comptroller of the State of Texas and other applicable taxing authorities regarding taxes.

LICENSES AND PERMITS

RESOLVED, that the officers of the Non-Profit Corporation are authorized to obtain on behalf of the Non-Profit Corporation all licenses and permits that may be required for the Non-Profit Corporation to carry out its lawful business and activities.

RESOLVED, that the officers of the Non-Profit Corporation are authorized to do all things and take all action necessary to qualify the Non-Profit Corporation to carry out its lawful business and activities in compliance with applicable federal, state and local laws, ordinances and regulations.

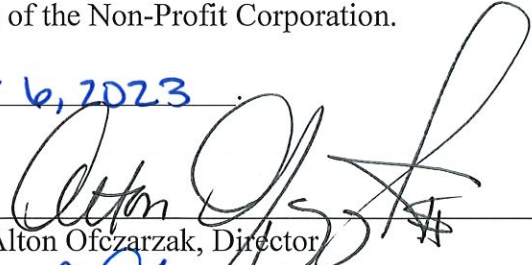
QUALIFICATION IN OTHER JURISDICTIONS

RESOLVED, that for the purpose of authorizing the Non-Profit Corporation to do business in any state, territory or dependency of the United States or any foreign country in which it is necessary or expedient for the Non-Profit Corporation to transact business, the proper officers of the Non-Profit Corporation are hereby authorized to appoint and substitute all necessary agents or attorneys for service of process, to designate and change the location of all necessary statutory offices and to make and file all necessary certificates, reports, powers of attorney and other instruments as may be required by the laws of such state, territory, dependency or country to authorize the Non-Profit Corporation to transact business therein.

FURTHER INSTRUCTIONS TO OFFICERS

RESOLVED, that the officers of the Non-Profit Corporation are authorized to do all things and take all action necessary and helpful to carry out the above resolutions; and all acts of the officers and any persons acting for the Non-Profit Corporation which are consistent with the above resolutions are ratified and adopted as the acts of the Non-Profit Corporation.

Dated to be effective on September 6, 2023



Alton Ofczarzak, Director



Teresa Shivener, Director



Mandy Williams, Director