

**RESOLUTION OF THE BOARD OF DIRECTORS
OF WHISPERING OAKS PROPERTY OWNERS ASSOCIATION (WOPOA)
REGARDING ASSESSMENTS**

STATE OF TEXAS

§

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF WILSON

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Pursuant to Section 209.002, Texas Property Code, Whispering Oaks Property Owners Association (WOPOA), acting through its Board of Directors, has adopted the following provisions to govern the collection of assessments (formerly known as maintenance charges), to wit:

1. The provisions contained herein shall govern the collection of assessments; however, in the event of any conflict between these provisions and the Property Code of the State of Texas, the appropriate provisions of the Property Code of the State of Texas (to the extent that they apply to this subdivision) shall control.
2. The assessments levied by the Association shall be used for the purpose of promoting recreation, health, safety, and welfare of the Owners, preserving, or enforcing the rights and obligations of the Owners and the Association, or for the improvement, maintenance, and operations of Whispering Oaks, services, and facilities devoted to this purpose and related to the use and enjoyment of Whispering Oaks by its Owners.
3. The annual assessments shall be determined by the Association in the manner provided for herein after determination of current maintenance costs and anticipated needs of the Association during the year for which the assessment is being made. Assessments are a charge that each Owner is required to pay to the Association on a regular basis and that is designated for use by the Association for the benefit of the subdivision as provided by the restrictions for:
 - a. defraying, in whole or in part, the cost, of any construction or reconstruction, unexpected repair, or replacement of a capital improvement in common areas owned by the Association, including the necessary fixtures and personal property related to the common areas;
 - b. maintenance and improvement of common areas owned by the Association; or
 - c. other purposes of the Association as stated in its articles of incorporation or the dedicatory instrument for the subdivision.
4. For all annual assessments accruing after January 1, 2023, the maximum annual assessment may be increased by majority vote of the Association by not more than ten percent above that of the previous year. This vote will be conducted at a budget review meeting held prior to the annual meeting.
5. The annual assessment may be increased in excess of ten percent over the previous year's assessment if the same is necessary in order to provide for the maintenance, operation, or protection of the common areas owned by the Association, including the necessary fixtures and personal property related to the common areas. Any increase in the maximum annual assessment of more than ten percent above that of the previous year shall require approval of the majority of the membership voting at a meeting duly called for that purpose.
6. Annual assessments shall commence on January 1 following the recording of this instrument. Assessments shall become payable on January 1 of each year and shall be deemed to be delinquent on January 31st of each year. The Association shall use their best efforts to notify Owners of the assessments each year; however, assessments shall be deemed to be due and payable regardless of whether notice was received by an Owner.

By the signatures below the President and Secretary of the Association certify that the foregoing was approved by the Board of Directors at a duly-called meeting of the Board of Directors at which a quorum of Directors was present, or by signed, unanimous written consent in lieu of a meeting.

Thus executed 6th day of October, 2023

Whispering Oaks Property Owners Association (WOPOA)

By: Michael S. Alberthal
Michael S. Alberthal, President

Attest:

By: Russell Ritchie
Russell Ritchie, Secretary

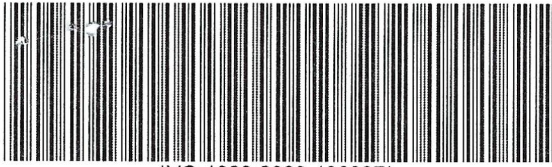
STATE OF TEXAS §
 §
COUNTY OF WILSON §

I hereby certify that the foregoing instrument was acknowledged before me, the undersigned Notary, by Michael S. Alberthal, President, Whispering Oaks Property Owners Association (WOPOA), and by Russell Ritchie, Secretary, WOPOA on the date of execution set forth above.



Sarah H. Soto
Notary Public, State of Texas

AFTER FILING AND RECORDING RETURN TO:
Whispering Oaks Property Owners Association (WOPOA)
P.O. Box 1143
Adkins, TX 78101-1143



VG-1922-2023-136997

Wilson County
Genevieve Martinez
Wilson County Clerk

Instrument Number: 136997

Real Property Recordings

Recorded On: October 09, 2023 03:14 PM

Number of Pages: 3

" Examined and Charged as Follows: "

Total Recording: \$30.00

***** THIS PAGE IS PART OF THE INSTRUMENT *****

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY
because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number: 136997
Receipt Number: 20231009000022
Recorded Date/Time: October 09, 2023 03:14 PM
User: Liliana L
Station: cclerk01

Record and Return To:

MICHAEL ALBERTHAL



STATE OF TEXAS
Wilson County

I hereby certify that this Instrument was filed in the File Number sequence on the date/time
printed hereon, and was duly recorded in the Official Records of Wilson County, Texas

Genevieve Martinez

Genevieve Martinez
Wilson County Clerk
Floresville, TX