

**PUBLIC DEED: 2,725 (TWO THOUSAND SEVEN HUNDRED TWENTY-FIVE)
VOLUME NUMBER: 43 (FORTY-THREE)**

In the city and port of **Guaymas, Sonora, Mexico**, on the **tenth day of July, two thousand twenty-five**, before me, **LIC. JOSE FRANCISCO FLORES GASCÓN**, HOLDER OF NOTARY PUBLIC NUMBER 41 (FORTY-ONE), residing in this municipality and practicing within the notarial district of Guaymas, Sonora, appeared:

Lic. JOSE DAVID PERALTA MORENO, in his capacity as special delegate of the assembly of the "**ASOCIACIÓN DE CONDOMINOS DEL CONDOMINIO ROYAL GOLF CLUB**," a **CIVIL ASSOCIATION**. His legal authority to act will be demonstrated in the course of this instrument, and he is legally capable of contracting and assuming obligations, and stated the following:

That by means of this instrument, he requests the **FORMALIZATION (PROTOCOLIZATION)** of the **general ordinary assembly** of the "**ASOCIACIÓN DE CONDOMINOS DEL CONDOMINIO ROYAL GOLF CLUB**," **CIVIL ASSOCIATION**, held on **February 8, 2025**, and to this effect presents to me the **notice of meeting, minutes of the assembly, and attendance list**, outside the official book of minutes of the association, all duly signed by the participants.

The appearing party, under oath, declares that the signatures on the document presented were affixed in his presence, in the handwriting of the participants. He assumes **exclusive and personal responsibility** for the authenticity of the document and the signatures, releasing the undersigned notary from any liability related to these elements.

Having no legal objection to what is requested by the appearing party, and since it does not contravene the law or good customs, and based on Article 89 (eighty-nine) of the Notarial Law in effect, I proceed to **FORMALIZE (PROTOCOLIZE)** the aforementioned minutes of the **general ordinary assembly** of the "**ASOCIACIÓN DE CONDOMINOS DEL CONDOMINIO ROYAL GOLF CLUB**," **CIVIL ASSOCIATION**. For this purpose, the following are presented:

- A) Notice of Meeting
- B) Minutes of the General Ordinary Assembly dated February 8, 2025
- C) Attendance List

These documents consist of **17 (seventeen) useful single-sided pages**, and their text reads as follows:

FORMALIZATION

And I attest that the text literally states:

A) Notice of Meeting:

SAN CARLOS NUEVO GUAYMAS, SONORA – JANUARY 23, 2025

The **President of the Board of Directors** of the civil association named "**ASOCIACIÓN DE CONDOMINOS DEL CONDOMINIO ROYAL GOLF CLUB**" A.C., hereby **calls a General Ordinary Assembly** to be held on **February 8, 2025**, at **9:00 AM** for the **first call** at the "**CLUB DE YATES DE SAN CARLOS**" event hall, in the community of **San Carlos Nuevo Guaymas, Sonora**.

If a legal quorum is not present at the first call, the **General Ordinary Assembly will proceed on second call at 9:30 AM** at the **same place and date**, with the number of members present, in accordance with **Article 54** of the Association's bylaws, and subject to the following:

AGENDA:

1. Welcome
2. Appointment of Assembly President
3. Appointment of Assembly Secretary
4. Appointment of Two Vote Counters
5. Attendance List and Declaration of Legal Quorum
6. Report of the President of the Association's Board of Directors
7. Report of the Association's Oversight Committee
8. Financial Report – Treasurer's Report
9. Presentation and, if applicable, Approval of the Budget for the Year 2025
10. Appointment or Ratification of the Association's Professional Administrator
11. Fulfillment of Requirements for Renewal of the Electronic Signature Certificate for Legal Entities
12. General Matters
13. Appointment of Special Delegate to Formalize the Minutes before a Notary Public
14. CLOSURE OF THE ASSEMBLY

PERRY CHARLES MCILROY, PRESIDENT OF THE BOARD OF DIRECTORS of the civil association named "**ASOCIACIÓN DE CONDOMINOS DEL CONDOMINIO ROYAL GOLF CLUB A.C.**" — *signature illegible* —

B) Minutes of the General Ordinary Assembly

Dated February 8, 2025

In the handling of the **first item** on the agenda, at **9:00 AM** on **February 8, 2025**, **Mr. PERRY CHARLES MCILROY** welcomed and thanked the members for attending the

General Ordinary Assembly of 2024 of the civil association called **ASOCIACIÓN DE CONDÓMINOS DEL CONDOMINIO ROYAL GOLF CLUB, A.C.**, and provided an explanation of the procedure for conducting the meeting.

In the handling of the **second item** on the agenda, regarding the **Appointment of the Assembly President**, Mr. **PERRY CHARLES MCILROY** proposed nominating **Mr. DENNIS REESE REYNOLDS** as Assembly President. After a brief discussion among the attendees, **Ms. NICOLE RAYANNE GEISLER** made a motion to approve the proposal, which was seconded by **Ms. JANEY LYNN MCLEAN**. A vote was held, and by a majority vote (by show of hands), the Assembly appointed **Mr. DENNIS REESE REYNOLDS** as President of the General Ordinary Assembly.

RESOLUTION

SOLE POINT: By a majority vote (by show of hands), the Assembly appointed **Mr. DENNIS REESE REYNOLDS** as President of the General Ordinary Assembly held on **February 8, 2025**, of the civil association called **ASOCIACIÓN DE CONDÓMINOS DEL CONDOMINIO ROYAL GOLF CLUB, A.C.**

In the handling of the **third item**, regarding the **Appointment of the Assembly Secretary**, the newly appointed President, **Mr. DENNIS REESE REYNOLDS**, proposed the nomination of **Ms. CINTHYA PILAR RUIZ SOSERO** as Secretary of the Assembly. After a brief discussion among attendees, **Ms. NICOLE RAYANNE GEISLER** made a motion to approve the proposal, which was seconded by **Mr. PERRY CHARLES MCILROY**. A vote was held, and by a majority vote (by show of hands), the Assembly appointed **Ms. CINTHYA PILAR RUIZ SOSERO** as Secretary of the General Ordinary Assembly.

RESOLUTION

SOLE POINT: By a majority vote (by show of hands), the Assembly appointed **Ms. CINTHYA PILAR RUIZ SOSERO** as Secretary of the General Ordinary Assembly held on **February 8, 2025**, of the civil association called **ASOCIACIÓN DE CONDÓMINOS DEL CONDOMINIO ROYAL GOLF CLUB, A.C.**

In the handling of the **fourth item**, regarding the **Appointment of Two Vote Counters**, Assembly President **Mr. DENNIS REESE REYNOLDS** called upon two members to volunteer, subject to Assembly approval. **Mr. PABLO XIBILLE VEGA** and **Ms. ALMA DOLORES MOLINA FREANER** expressed their interest in serving as vote counters. They were informed that their responsibilities included verifying the legal quorum and overseeing vote counts for any resolutions passed during the Assembly.

Their appointments were put to a vote, and by a majority vote (by show of hands), **Mr. PABLO XIBILLE VEGA** and **Ms. ALMA DOLORES MOLINA FREANER** were appointed as **Vote Counters** of the General Ordinary Assembly. They accepted the role and affirmed their commitment to the responsibilities conferred.

RESOLUTION

SOLE POINT: By a majority vote (by show of hands), the Assembly appointed **Mr. PABLO XIBILLE VEGA** and **Ms. ALMA DOLORES MOLINA FREANER** as Vote Counters of the General Ordinary Assembly held on **February 8, 2025**, of the civil association called **ASOCIACIÓN DE CONDÓMINOS DEL CONDOMINIO ROYAL GOLF CLUB, A.C.**

In the handling of the **fifth item**, regarding the **Attendance List and Declaration of Legal Quorum**, the designated vote counters reported that, at the **first call**, a total undivided share of **24%** was present in person or by proxy, which did not meet the required legal quorum to hold the Assembly.

As a result, the members waited **30 minutes**, and the Assembly was held at **9:30 AM** on **February 8, 2025**, under **second call** rules. The vote counters then declared the **General Ordinary Assembly legally convened** under the terms of the Association's bylaws.

In accordance with **Article 54 of the Bylaws** of the civil association named **ASOCIACIÓN DE CONDÓMINOS DEL CONDOMINIO ROYAL GOLF CLUB, A.C.**, the Assembly issued the following:

RESOLUTIONS

FIRST. – The designated vote counters reported that, during the **first call**, an undivided share of **24%** was present either in person or by proxy. They stated that the **General Ordinary Assembly could not be validly held** because the minimum requirements set forth in the Association's bylaws were not met.

SECOND. – As a result of the above, the attendees **waited 30 minutes** to hold the Assembly on **second call**. At **9:30 AM** on **February 8, 2025**, the designated vote counters **legally declared the General Ordinary Assembly convened**, with an **undivided share of 25%** present, in accordance with Article 54 of the Association's Regulations.

In the handling of the **sixth item** on the agenda, regarding the **Report of the President of the Board of Directors**, **Mr. PERRY CHARLES MCILROY** presented a detailed report to the Assembly regarding all activities carried out by the Board during the year 2024. He noted that all relevant supporting documents are available at the Association's registered office for review by any member.

After a brief discussion among the attendees, **Ms. NICOLE RAYANNE GEISLER** made a motion to approve the President's report as presented. The motion was seconded by **Ms. JANEY LYNN McLEAN**. A vote was held, and by **majority vote (by show of hands)**, the Assembly **approved the President's report**.

RESOLUTION

SOLE POINT. – By majority vote (by show of hands), the Assembly **approved the Report of the President of the Board of Directors** of the civil association **ASOCIACIÓN DE CONDÓMINOS DEL CONDOMINIO ROYAL GOLF CLUB, A.C.**, as presented by **Mr. PERRY CHARLES MCILROY**.

In the handling of the **seventh item**, concerning the **Report of the Oversight Committee**, **Mr. DENNIS REESE REYNOLDS**, in his capacity as President of said committee, presented a detailed report of the committee's activities during 2024. He noted that supporting documentation is available at the Association's registered office for any member wishing to review it.

After a brief discussion, **Ms. NICOLE RAYANNE GEISLER** made a motion to approve the report as presented. The motion was seconded by **Ms. JANEY LYNN McLEAN**. A vote was held, and by **majority vote (by show of hands)**, the Assembly **approved the Oversight Committee's report**.

RESOLUTION

SOLE POINT. – By majority vote (by show of hands), the Assembly **approved the Report of the Oversight Committee** of the civil association **ASOCIACIÓN DE CONDÓMINOS DEL CONDOMINIO ROYAL GOLF CLUB, A.C.**, as presented by **Mr. DENNIS REESE REYNOLDS**.

In the handling of the **eighth item**, regarding the **Financial Report**, the **Treasurer of the Board of Directors**, **Ms. NICOLE RAYANNE GEISLER**, presented the supporting documents for income and expenses of the Association for the year 2024. She also gave a presentation during which various questions were addressed. She confirmed that all relevant documentation is available at the Association's registered office for review.

After a brief discussion among attendees, **Mr. DENNIS REESE REYNOLDS** made a motion to approve the financial report as presented. The motion was seconded by **Mr. DAVID STERLING LEWIS**. A vote was held, and by **majority vote (by show of hands)**, the Assembly **approved the Financial Report**. Furthermore, a copy of the report was to be attached to the minutes as **"ANNEX 1."**

RESOLUTION

SOLE POINT. – By majority vote (by show of hands), the Assembly **approved the Financial Report** of the civil association **ASOCIACIÓN DE CONDÓMINOS DEL CONDOMINIO ROYAL GOLF CLUB, A.C.**, as presented by **Ms. NICOLE RAYANNE GEISLER**, and resolved to attach a copy of said report to the minutes as **Annex 1**.

SOLE POINT. – By majority vote by show of hands, the Assembly approved the Financial Report presented by **Ms. NICOLE RAYANNE GEISLER**, in her capacity as **Treasurer of the Board of Directors** of the civil association called **ASOCIACIÓN DE CONDÓMINOS DEL CONDOMINIO ROYAL GOLF CLUB, A.C.**

NINTH ITEM on the agenda

Presentation and, where appropriate, Approval of the 2025 Budget

Taking the floor, the Treasurer of the Board of Directors of the Association, **Ms. NICOLE RAYANNE GEISLER**, gave a presentation to the members, detailing the estimated income and expense budget for 2025.

After a brief discussion, **Ms. JANEY LYNN MCLEAN** made a motion to approve the 2025 budget as presented. The motion was seconded by **Mr. DENNIS REESE REYNOLDS**.

The proposal was put to a vote and, by majority vote by show of hands, the Assembly **approved the 2025 budget**. A copy of said report shall be attached to these minutes as “**ANNEX 2.**”

RESOLUTION

SOLE POINT. – By majority vote by show of hands, the Assembly approved the 2025 Budget presented by **Ms. NICOLE RAYANNE GEISLER**, in her capacity as Treasurer of the Board of Directors of the civil association **ASOCIACIÓN DE CONDÓMINOS DEL CONDOMINIO ROYAL GOLF CLUB, A.C.**

TENTH ITEM on the agenda

Designation or Ratification of the Association’s Professional Administrator

Taking the floor, the President of the Assembly, **Mr. DENNIS REESE REYNOLDS**, proposed to ratify **Ms. MARÍA LUISA IBARRA LEMUS** as the Professional Administrator of the Association to continue serving in this position.

After a brief discussion in which the members expressed satisfaction with her performance, **Ms. NICOLE RAYANNE GEISLER** made a motion to ratify **Ms. MARÍA LUISA IBARRA LEMUS** as the Professional Administrator of the Association. The motion was seconded by **Ms. JANEY LYNN MCLEAN**.

The motion was put to a vote and, by majority vote by show of hands, the Assembly **ratified the designation** of **Ms. MARÍA LUISA IBARRA LEMUS** as Professional Administrator of the Association.

RESOLUTION

SOLE POINT. – By majority vote by show of hands, the Assembly ratified the designation of **Ms. MARÍA LUISA IBARRA LEMUS** as Professional Administrator of the civil association called **ASOCIACIÓN DE CONDÓMINOS DEL CONDOMINIO ROYAL GOLF CLUB, A.C.**

ELEVENTH ITEM on the agenda

Fulfillment of Requirement for Renewal of the e.firma Certificate for Legal Entities

Taking the floor, the President of the Assembly, **Mr. DENNIS REESE REYNOLDS**, pointed out the need to carry out the renewal process for the **e.firma certificate** before the **Tax Administration Service (SAT)** on behalf of the Association. As this is a required step, the matter was put to the Assembly for approval.

The proposal was submitted to a vote and, by majority vote by show of hands, the Assembly **approved the renewal of the e.firma certificate** for legal entities.

RESOLUTION

SOLE POINT. – By majority vote by show of hands, the Assembly approved that the **ASOCIACIÓN DE CONDÓMINOS DEL CONDOMINIO ROYAL GOLF CLUB, A.C.** carry out the necessary procedures to obtain the renewal of the **e.firma certificate** for legal entities.

FOURTEENTH ITEM on the agenda

General Matters

Taking the floor, the President of the Assembly, **Mr. DENNIS REESE REYNOLDS**, asked if there were any topics to address not already on the agenda. The following topics were raised:

- The members agreed to suggest that **owners, trustees, and/or occupants** residing in the Royal Golf Club condominium **install a plaque with the lot number** where they live, to ensure properties within the complex can be properly identified.
- The members agreed to **reactivate the common area** located near **Lot 130 and Lot 140**.

FIFTEENTH ITEM on the agenda

Appointment of a Special Delegate to Formalize the Assembly Minutes Before a Notary Public

The President of the Assembly, **Mr. DENNIS REESE REYNOLDS**, proposed the appointment of **Mr. José David Peralta Moreno**, licensed attorney, as **Special Delegate of the Assembly** to appear before a Notary Public and formalize the minutes.

Appointment of a Notary Public of Choice to Formalize the Minutes of the Assembly

After a brief discussion, **Ms. NICOLE RAYANNE GEISLER** made a motion to approve the proposal, which was seconded by **Ms. JANEY LYNN MCLEAN**. The motion was put to a vote, and by a majority vote by show of hands, the Assembly **approved the appointment of Mr. José David Peralta Moreno**, Attorney at Law, as **Special Delegate of the Assembly** to appear before the Notary Public of his choice to formalize these Assembly minutes.

As a result, the Assembly issued the following:

RESOLUTION

SOLE ITEM. – By a majority vote by show of hands, the Assembly designated **Mr. José David Peralta Moreno**, Attorney at Law, as **Special Delegate of the Assembly** to appear before a Notary Public of his choice to formalize the present minutes of the Assembly, for all legal purposes that may apply.

SIXTEENTH ITEM on the agenda

With the discussion of this item, and no further business to address, **Mr. DENNIS REESE REYNOLDS** proposed to adjourn the Ordinary General Assembly held on February 8, 2025. Without further discussion, **Ms. NICOLE RAYANNE GEISLER** made a motion to approve the proposal, which was seconded by **Ms. JANEY LYNN MCLEAN**.

The motion was put to a vote, and by a majority vote by show of hands, the Assembly was adjourned, with the session concluding at **11:30 a.m.** on the same day it began. The present minutes are signed by those who participated in the session.

MINUTES OF THE ORDINARY GENERAL ASSEMBLY HELD ON FEBRUARY 8, 2025

**OF THE CIVIL ASSOCIATION NAMED: "ASOCIACIÓN DE CONDÓMINOS DEL
CONDOMINIO ROYAL GOLF CLUB, A.C."**

DENNIS REESE REYNOLDS – President of the Assembly
CINTHYA PILAR RUIZ SOSERO – Secretary of the Assembly
(Signatures illegible)

C) Attendance List

An attendance list of the Assembly held is attached, along with financial report annexes.

The documents were presented to me and are ordered to be added to the appendix of my protocol, labeled with the corresponding letter.

CLAUSES

SOLE CLAUSE. – At the request of **Mr. José David Peralta Moreno**, in his capacity as **Special Delegate of the "ASOCIACIÓN DE CONDÓMINOS DEL CONDOMINIO ROYAL GOLF CLUB, A.C."**, the minutes of the Ordinary General Assembly held on February 8, 2025, have been duly **formalized through this public instrument**, in accordance with the preceding transcription, so that it may have all the legal effects under the law.

LEGAL PERSONALITY

Mr. José David Peralta Moreno proves his legal standing through the same Assembly minutes being formalized and confirms the legal existence of the Association with the following public document:

A) Public Deed No. **10,771**, Volume **CCCII (302)**, dated **April 3, 2001**, executed before **Lic. Arnulfo Salas Castro**, Notary Public No. 10 of this city of **Guaymas, Sonora**, which is registered in the **Public Registry of Property and Commerce** of this city, under number **698**, volume **19**, section **Registry of Legal Entities**, Book **01**, dated **October 29, 2001**.

This deed includes the **incorporation of the civil association** called "**ASOCIACIÓN DE CONDÓMINOS DEL CONDOMINIO ROYAL GOLF CLUB, A.C.**", which I have reviewed, and from which I transcribe the relevant portion:

"...PERMISSION GRANTED BY THE MINISTRY OF FOREIGN AFFAIRS for the incorporation of the civil association called 'ASOCIACIÓN DE CONDÓMINOS DEL CONDOMINIO ROYAL GOLF CLUB.' In the upper left margin is a national emblem.
MINISTRY OF FOREIGN AFFAIRS – MEXICO – PERMIT No. 26000285
FILE – RECORD 379 – In response to the request presented by **Mr. Jesús Manuel Silva Olea**, this Ministry grants permission to incorporate a civil association under the name '**ASOCIACIÓN DE CONDÓMINOS DEL CONDOMINIO ROYAL GOLF CLUB, A.C.**'
Hermosillo, Sonora, February 6, 2001 – EFFECTIVE SUFFRAGE, NO RE-ELECTION – Legal Department Officer...

FOUNDING BASES: CONSTITUTIONAL ACT OF THE 'ASOCIACIÓN DE CONDÓMINOS DEL CONDOMINIO ROYAL GOLF CLUB, A.C.', which is established based on agreements made during the second ordinary general assembly of the condominium owners, held on **October 28, 2000**, at the time and place stipulated in the respective notice, and according to the agenda and resolutions made therein..."

ELEVENTH AND TWELFTH POINTS OF THE AGENDA

In accordance with the following guidelines, statutes, or clauses:

FIRST: A formal association is constituted under the name "**ASOCIACIÓN DE CONDÓMINOS DEL CONDOMINIO ROYAL GOLF CLUB**", with the designation to be followed by the civil association acronym **A.C.**

SIXTH: The association shall be non-profit in nature, and its purpose is:

A) To bring together all the unit owners (condóminos) of the San Carlos condominium, promoting integration, organization, and development of the condominium community.

B) To ensure the preservation, surveillance, and maintenance of the common areas of the condominium when acting in the capacity of administrator.

C) To promote the participation of all unit owners in the assemblies—whether ordinary or special—as these are the highest governing body of the condominium. These shall be governed in accordance with the regulations, the articles of incorporation, and the Condominium Law of the State of Sonora.

D) To monitor compliance with each and every agreement made during the assemblies of unit owners and members when acting as administrator.

E) To supervise the strict enforcement of the condominium regulations, in accordance with its founding charter and the Condominium Law of the State of Sonora, when acting as administrator.

F) To manage the common property of the complex subject to the condominium ownership regime known as “San Carlos,” including administration of funds derived from regular and extraordinary dues paid by unit owners, as well as the reserve fund. This administration shall be exercised following election and approval by the assembly of unit owners and may be carried out either directly or through an appointed condominium administrator, in accordance with the regulations. If not acting as administrator, the association shall manage assets and funds from dues or contributions (regular or extraordinary) made by the members of the association.

G) To hold ownership of any necessary or convenient bank accounts for the development of the association's objectives, as well as to administer and manage them.

H) To hire technical and specialized personnel as required to meet the association’s goals.

I) To represent the unit owners of the “San Carlos” condominium before all types of authorities, either when acting as administrator or when such representation has been authorized by the condominium assembly.

J) To execute, enter into, and carry out all contracts, agreements, and acts in general that are necessary or convenient to achieve the association’s purposes.

K) In general, to carry out all legal and administrative acts required for the proper management of the condominium or the association, whether exercised directly or through appointed representatives or agents of the association, strictly adhering to the provisions in the condominium regulations, its founding regime, and the Condominium Law of the State of Sonora.

A. That I requested the appearing party to provide the Federal Taxpayer Registry (RFC) key and the Tax Identification Certificate or the applicable Tax Status Certificate for each of the partners and legal representatives named in the assembly minutes being notarized in this document, and who would either request the e.signature (electronic signature) for the legal entity or exercise representation powers of said entity before tax authorities.

B. That the appearing party expressly declares the following: That in the assembly minutes being notarized in this document, no representative was appointed to request the e.signature or to carry

out procedures before the tax authority on behalf of the legal entity; therefore, there is no obligation to provide their Federal Taxpayer Registry key.

The appearing party further declares that, regarding the following individuals:

Bobby Ray Harris, Judith Reynolds, Mariana Castro de Ali, Darlene Jeffery, Arturo Corral Valenzuela, Martha Cecilia Torresco Martínez, Swenson Deb, Swenson Jack, Carlos Álvarez, Allan Kohut, Bob Lanctot, Janey Mclean, Kenneth Keith, Heriberto Salazar, Víctor Manuel García Ruiz, Cinthia Pilar Ruiz Sobero, Gaston Mendez, Concepción Ceballos, Juan Carlos Peralta Johnson, Timothy Jon Reedy, Abraham Keith, Carlos Alberto Arias, Nahum Ojeda, Jayne Seeley, Katina Brannen, Daniel Martínez, Donald Barry Geisler, Ronald A. Young, Elena Luisa Bazan Mauk, Salvador Talamantes Torres, Ana Lucia, Rafael Regalado Hernández, Juan Francisco Matzumilla Osuna, Martha Zamora Espriu, Joaquín Morales, Guadalupe Ruiz de Ortiz, Eric Apablaza, David Sterling Lewis, Oscar Perez Mata, David Lewis, Dabid Lewis, Paulina Abigail Torres, Pablo Xibille Vega, Yesenia Frasquillo García, Blanca Rosas Sanchez Serna, Abraham Keith, Mauro Alfredo Viramontes Juárez, Sergio Ibarra Aldaco, and Perry Charles McIlroy,

he does not know their Federal Taxpayer Registry key, nor whether they possess a Tax Identification Certificate; therefore, these documents are not presented at this time.

VIII. In compliance with Articles 15, 16, 17, and other relevant articles of the **Federal Law on Protection of Personal Data Held by Private Parties**, I informed the appearing party that the protection of their personal data is very important to this Notary Public. For that reason, this **Privacy Notice** is issued, in compliance with the law, to inform them of the type of personal data collected and how it is handled.

I, the undersigned notary, exercising the notarial function as head of **Public Notary Office Number 41**, with jurisdiction and residence in this city and port of **Guaymas, Sonora, Mexico**, provide this notice to the appearing party in compliance with the aforementioned law. I declare that I will be responsible for the data collected from the appearing parties, exclusively for the preparation of this notarial document they have requested. Said data will be used according to the aforementioned law, as well as the **Notarial Law of the State of Sonora**, and other applicable regulations.

These personal data will be safeguarded with care and diligence and are included in this notarial instrument as previously stated, and in any communications, statements, notices, and documents processed with third parties related to it, all of which the data subjects are fully informed of. Therefore, if no express written objection is received by the undersigned notary, it shall be understood that the appearing parties **consent** to the processing of their personal data. Such consent may be **revoked in writing** at any time from any database beyond this notarial document, once the respective administrative and tax procedures have been fulfilled.

IX. That I proceeded to read this instrument to the grantor, to whom I explained the legal implications and consequences of its content, making them aware of the provisions in **Article 62 of the Notarial Law of the State of Sonora**, as well as in **Article 205, Section I of the Civil Code** in force for the State of Sonora, which reads:

"Anyone who, before a public authority other than the judiciary, or before a Notary Public acting in the exercise of their functions or because of them, lies or provides false information shall be punished with imprisonment of two months to six years and a fine of ten to two hundred days."

The appearing party acknowledged having been duly informed.

X. That the content of this deed was read and explained to the appearing party, who also read it personally. They were informed of its legal value, force, and implications, as well as the requirement for its registration in the appropriate legal registries.

XI. That the appearing party expressed their agreement with this deed, ratified it, and signed it before me. **I CERTIFY.**

SIGNED:

JOSÉ DAVID PERALTA MORENO

LIC. JOSÉ FRANCISCO FLORES GASCÓN

HEAD OF NOTARY PUBLIC OFFICE NUMBER 41

Illegible Signatures and Notarial Seal

AUTHORIZATION – In the city and port of Guaymas, Sonora, Mexico, on the tenth day of the month of July of the year two thousand twenty-five, and having met the requirements established by law, I HEREBY GIVE FINAL AUTHORIZATION to this deed. – I attest. – Licenciado José Francisco Flores Gascón – Holder of Notary Public Office No. 41 – illegible signature and notarial seal.

APPENDIX DOCUMENTS

IN SAN CARLOS NUEVO GUAYMAS, SONORA, ON JANUARY 23, 2025

The President of the Board of Directors of the civil association called "*Asociación de Condominios del Condominio Royal Golf Club*" A.C., hereby calls an Ordinary General Assembly to be held on February 8, 2025, at 9:00 a.m., in first call, in the event hall "*Club de Yates de San Carlos*" in the district of San Carlos Nuevo Guaymas, Sonora.

If there is no legal quorum at the first call, the Ordinary General Assembly will be held at 9:30 a.m., in second call, at the same place and on the same date, with the number of members present at the assembly. This is in accordance with Article 54 of the bylaws of the Association, under the following:

AGENDA

1. Welcome.
2. Appointment of the President of the Assembly.
3. Appointment of the Secretary of the Assembly.
4. Appointment of two vote counters.
5. List of attendees and declaration of legal quorum.
6. Report from the President of the Board of Directors of the Association.
7. Report from the Oversight Committee of the Association.
8. Financial Report – Treasurer's Report.
9. Presentation and, where applicable, approval of the budget for the year 2025.
10. Appointment or ratification of the professional administrator of the Association.
11. Compliance with the requirement to request renewal of the electronic signature certificate for legal entities.
12. General matters.
13. Appointment of special delegate to formalize the minutes of the assembly before a Notary Public.
14. Adjournment of the assembly.

[Signature]

Perry Charles McIlroy

President of the Board of Directors of the civil association called
"*Asociación de Condominios del Condominio Royal Golf Club*" A.C.

In addressing the first item on the agenda, at 9:00 a.m. on February 8, 2025, Mr. **Perry Charles McIlroy** welcomed and thanked the members for their attendance at the Ordinary General Assembly of 2024 of the civil association called *Asociación de Condóminos del Condominio Royal Golf Club, A.C.*, and gave an explanation of the procedure to be followed in conducting the meeting.

In addressing the second item on the agenda, regarding the appointment of the President of the Assembly, Mr. **Perry Charles McIlroy** proposed nominating Mr. **Dennis Reese Reynolds** as President of the Assembly. After a brief discussion among the attendees, Ms. **Nicole Rayanne Geisler** made a motion to approve the proposal, which was seconded by Ms. **Janey Lynn McLean**. The proposal was put to a vote, and by majority in a show of hands, the Assembly appointed Mr. **Dennis Reese Reynolds** as President of the Ordinary General Assembly.

RESOLUTION

SOLE: By majority vote in a show of hands, the Assembly appointed Mr. **Dennis Reese Reynolds** as President of the Ordinary General Assembly held on February 8, 2025, of the civil association called *Asociación de Condóminos del Condominio Royal Golf Club, A.C.*

In addressing the third item on the agenda, regarding the appointment of the Secretary of the Assembly, Mr. **Dennis Reese Reynolds** proposed nominating Ms. **Cinthya Pilar Ruiz Sobero** as Secretary of the Assembly. After a brief discussion among the attendees, Ms. **Nicole Rayanne Geisler** made a motion to approve the proposal, which was seconded by Mr. **Perry Charles McIlroy**. The proposal was put to a vote, and by majority in a show of hands, the Assembly appointed Ms. **Cinthya Pilar Ruiz Sobero** as Secretary of the Ordinary General Assembly.

RESOLUTION

SOLE: By majority vote in a show of hands, the Assembly appointed Ms. **Cinthya Pilar Ruiz Sobero** as Secretary of the Ordinary General Assembly held on February 8, 2025, of the civil association called *Asociación de Condóminos del Condominio Royal Golf Club, A.C.*

In addressing the fourth item on the agenda, regarding the appointment of two vote counters, the President of the Assembly, Mr. **Dennis Reese Reynolds**, requested that two members volunteer to be appointed by the Assembly to act as vote counters for this meeting. Mr. **Pablo Xibille Vega** and Ms. **Alma Dolores Molina Freaner** expressed their willingness to serve in this capacity, and were informed that they would be responsible for verifying the legal quorum for the proper installation of the Assembly, as well as overseeing the voting on the resolutions adopted therein. Their appointment as vote counters was put to a vote, and by majority...

By majority vote in a show of hands, Mr. **Pablo Xibille Vega** and Ms. **Alma Dolores Molina Freaner** were appointed as vote counters of the Ordinary General Assembly. They accepted and swore to faithfully perform the duties of the position conferred upon them, and as a result, the Assembly issued the following:

RESOLUTION

SOLE: By majority vote in a show of hands, the Assembly appointed Mr. **Pablo Xibille Vega** and Ms. **Alma Dolores Molina Frenaner** as vote counters of the Ordinary General Assembly held on February 8, 2025, of the civil association called *Asociación de Condóminos del Condominio Royal Golf Club, A.C.*

In addressing the fifth item on the agenda, regarding the List of Attendees and Declaration of Legal Quorum, the appointed vote counters reported that, in the first call, an undivided interest of 24% was represented, both in person and by proxy, making it impossible to hold the Assembly in first call. Consequently, the members proceeded to wait 30 minutes so that the Assembly could be held in second call with the number of members present. At 9:30 a.m. on February 8, 2025, the appointed vote counters declared the Ordinary General Assembly legally installed in second call, in accordance with Article 54 of the bylaws of the civil association called *Asociación de Condóminos del Condominio Royal Golf Club, A.C.*, and as a result, the Assembly issued the following:

RESOLUTIONS

FIRST: The appointed vote counters reported that, in the first call, an undivided interest of 24% was represented, both in person and by proxy, stating that the Ordinary General Assembly could not be validly held as it did not meet the requirements established in the bylaws of the civil association called *Asociación de Condóminos del Condominio Royal Golf Club, A.C.* to be valid in first call.

SECOND: As a result of the above resolution, it was decided to wait 30 minutes in order to hold the Ordinary General Assembly in second call. At 9:30 a.m. on February 8, 2025, the appointed vote counters declared the Ordinary General Assembly of the civil association called *Asociación de Condóminos del Condominio Royal Golf Club, A.C.* legally installed, with an undivided interest of 25%, in accordance with Article 54 of the Association's regulations.

In addressing the sixth item on the agenda, regarding the Report of the President of the Board of Directors of the Association, Mr. **Perry Charles McIlroy** presented a detailed report to the Assembly on all activities carried out by the Board of Directors of the Association during the year 2024, stating that the related and supporting documentation of such activities is available at the registered office of the Association, so that any member interested in reviewing it may do so. After a brief discussion among the attendees, Ms. **Nicole Rayanne Geisler** made a motion to approve the Report of the President of the Board of Directors of the Association as presented, which motion was seconded by Ms. **Janey Lynn McLean**. The proposal was put to a vote, and by majority in a show of hands, the Assembly approved the Report of the President of the Board of Directors of the Association. As a result, the Assembly issued the following:

RESOLUTION

SOLE: By majority vote in a show of hands, the Assembly approved the Report of the President of the Board of Directors of the civil association called *Asociación de Condóminos del Condominio Royal Golf Club, A.C.*, as presented by Mr. **Perry Charles McIlroy**.

In addressing the seventh item on the agenda, regarding the Report of the Oversight Committee of the Association, Mr. **Dennis Reese Reynolds**, in his capacity as President of the Oversight Committee of the Association, presented a detailed report to the Assembly on all activities carried out by the Oversight Committee during the year 2024, stating that the related and supporting documentation of such activities is available at the registered office of the Association, so that any member interested in reviewing it may do so. After a brief discussion among the attendees, Ms. **Nicole Rayanne Geisler** made a motion to approve the Report of the Oversight Committee of the Association as presented, which motion was seconded by Ms. **Janey Lynn McLean**. The proposal was put to a vote, and by majority in a show of hands, the Assembly approved the Report of the Oversight Committee of the Association. As a result, the Assembly issued the following:

RESOLUTION

SOLE: By majority vote in a show of hands, the Assembly approved the Report of the Oversight Committee of the civil association called *Asociación de Condóminos del Condominio Royal Golf Club, A.C.*, as presented by Mr. **Dennis Reese Reynolds**.

In addressing the eighth item on the agenda, regarding the Financial Report, the Treasurer of the Board of Directors of the Association, Ms. **Nicole Rayanne Geisler**, presented the supporting documentation for the income and expenses of the Association for the year 2024, and likewise gave a presentation in which questions regarding the report were addressed. She also stated that this information is available at the registered office of the Association, so that any member interested in reviewing it may do so. After a brief discussion among the attendees, Mr. **Dennis Reese Reynolds** made a motion to approve the Financial Report as presented, which motion was seconded by Mr. **David Sterling Lewis**. The proposal was put to a vote, and by majority in a show of hands, the Assembly approved the Financial Report of the Association, and further agreed that a copy of said report be attached to these minutes as “**Annex 1**”. As a result, the **SOLE**: By majority vote in a show of hands, the Assembly approved the Financial Report presented by Ms. **Nicole Rayanne Geisler**, in her capacity as Treasurer of the Board of Directors of the civil association called *Asociación de Condóminos del Condominio Royal Golf Club, A.C.*

In addressing the ninth item on the agenda, regarding the Presentation and, if applicable, Approval of the Budget for the Year 2025, the Treasurer of the Board of Directors of the Association, Ms. **Nicole Rayanne Geisler**, gave a presentation to the members detailing the estimated income and expenses budget for the year 2025. After a brief discussion among the attendees, Ms. **Janey Lynn McLean** made a motion to approve the 2025 budget as presented, which motion was seconded by Mr. **Dennis Reese Reynolds**. The proposal was put to a vote, and by majority in a show of hands, the Assembly approved the 2025 budget, and further agreed that a copy of said budget be attached to these minutes as “**Annex 2**.” As a result, the Assembly issued the following:

RESOLUTION

SOLE: By majority vote in a show of hands, the Assembly approved the Budget for the Year 2025, as presented by Ms. **Nicole Rayanne Geisler**, in her capacity as Treasurer of the Board of Directors of the civil association called *Asociación de Condóminos del Condominio Royal Golf Club, A.C.*

In addressing the tenth item on the agenda, regarding the Appointment or Ratification of the Professional Administrator of the Association, the President of the Assembly, Mr. **Dennis Reese Reynolds**, proposed the ratification of Ms. **María Luisa Ibarra Lemus** as Professional Administrator of the Association so that she may continue in that position. After a brief discussion among the attendees, during which they expressed satisfaction with the performance of Ms. **María Luisa Ibarra Lemus** as Administrator of the Association, Ms. **Nicole Rayanne Geisler** made a motion to ratify Ms. **María Luisa Ibarra Lemus** as Professional Administrator of the Association, which motion was seconded by Ms. **Janey Lynn McLean**. The proposal was put to a vote, and by majority in a show of hands, the Assembly ratified the appointment of Ms. **María Luisa Ibarra Lemus** as Professional Administrator of the Association. As a result, the Assembly issued the following:

RESOLUTION

SOLE: By majority vote in a show of hands, the Assembly ratified the appointment of Ms. **María Luisa Ibarra Lemus** as Professional Administrator of the civil association called *Asociación de Condóminos del Condominio Royal Golf Club, A.C.*

In addressing the eleventh item on the agenda, regarding Compliance with the Requirement to Request Renewal of the Electronic Signature Certificate (*e.firma*) for Legal Entities, the President of the Assembly, Mr. **Dennis Reese Reynolds**, noted the need to carry out the renewal process with the **Servicio de Administración Tributaria** (Tax Administration Service)...

Assembly issued the following:

...of the e.firma certificate in the name of the Civil Association, and since it is a requirement of said authority, the Assembly is asked to consider carrying out this procedure, which is the reason for requesting the corresponding vote. The proposal was submitted to a vote and, by a majority vote in an open manner, the Assembly approved that the corresponding procedures be carried out to obtain the renewal of the e.firma certificate for legal entities. As a result of the above, the Assembly issued the following:

RESOLUTION

SOLE – By a majority vote in an open manner, the Assembly approved that the *ASOCIACIÓN DE CONDÓMINOS DEL CONDOMINIO ROYAL GOLF CLUB, A.C.* carry out the corresponding procedure to obtain the renewal of the e.firma certificate for legal entities.

In addressing the Fourteenth item on the Agenda, concerning General Matters, the President of the Assembly, Mr. **DENNIS REESE REYNOLDS**, asked the attendees if there were any matters to discuss that were not part of the agenda. As a result, the following matters were discussed:

- It was agreed by the attendees to suggest to the Members, Owners, Trustees, and/or Occupants residing in the Royal Golf Club Condominium that they place a plaque with the lot number of the property they inhabit, for the purpose of ensuring that the real estate properties within the condominium complex are properly identified.
- It was agreed by the attendees to proceed with the reactivation of the common area located near Lot 130 and Lot 140.

In addressing the Fifteenth item on the Agenda, regarding the Appointment of a Special Delegate to Formalize the Minutes of the Assembly before a Notary Public, the President of the Assembly, Mr. DENNIS REESE REYNOLDS, proposed appointing Mr. Lic. JOSÉ DAVID PERALTA MORENO as the Special Delegate of the Assembly, so that he may appear before a Notary Public of his choice to formalize these Minutes of the Assembly. After a brief discussion, Mrs. NICOLE RAYANNE GEISLER made a motion to approve said proposal, which was seconded by Mrs. JANEY LYNN McLEAN. The proposal was submitted to a vote and, by a majority vote in an open manner, the Assembly approved the appointment of Mr. Lic. JOSÉ DAVID PERALTA MORENO as Special Delegate of the Assembly. As a result of the above, the Assembly issued the following:

RESOLUTION

SOLE – By a majority vote in an open manner, the Assembly appointed Mr. Lic. JOSÉ DAVID PERALTA MORENO as Special Delegate of the Assembly so that he may appear before a Notary Public of his choice to formalize these Minutes of the Assembly, for all legal purposes that may apply.

In addressing the Sixteenth item on the Agenda, and there being no other matters to discuss, Mr. DENNIS REESE REYNOLDS proposed to adjourn the present Ordinary General Assembly held on February 8, 2025. Without further discussion among the attendees, Mrs. NICOLE RAYANNE GEISLER made a motion to approve said proposal, which was seconded by Mrs. JANEY LYNN McLEAN. The proposal was submitted to a vote and, by a majority vote in an open manner, the Assembly was adjourned, ending the session at 11:30 AM on the same day it began. This record of the meeting is signed by those who took part in it.

MINUTES OF THE ORDINARY GENERAL ASSEMBLY HELD ON FEBRUARY 8, 2025, OF THE CIVIL ASSOCIATION NAMED “ASOCIACIÓN DE CONDÓMINOS DEL CONDOMINIO ROYAL GOLF CLUB, A.C.”

DENNIS REESE REYNOLDS

President of the Assembly

CINTHYA PILAR RUIZ SOBERO

Secretary of the Assembly

GASTOS / EXPENSES

GASTOS / EXPENSES	Presupuesto Proposed Budget 2025	Real / Actual 2024	Real / Actual 2023
Nomina / Payroll	1,100,000	989,269	663,816
Contabilidad y Legal / Accounting & Legal	50,000	51,376	47,694
Administracion / Administration	220,800	208,800	208,800
Intereste y Gastos Bancarios / Interest & Bank Charges	15,000	19,082	7,871
Suministros de Oficina / Office Supplies	20,000	26,241	10,766
Vehiculo de Motor / Motor Vehicle	15,000	12,597	18,381
Reunion Annual / Annual Meeting	22,000	21,740	25,432
Reparacion y Mantenimiento / Repair & Maintenance	75,000	85,325	66,593
Jardineria / Gardening	25,000	27,806	17,008
Uniformes / Uniformes	10,000	21,816	2,679
Telefono / Telephone	10,000	9,130	9,390
Supervision de la Seguridad / Security/Cyberco Alarms	30,000	25,636	27,561
Basura / Garbage	90,000	86,448	85,048
Agua (CEA) / Water (CEA)	45,000	35,387	40,062
Electricidad (CFE) / Electricity (CFE)	130,000	126,224	104,769
Other		8,000	
TOTAL GASTOS / EXPENSES	1,857,800	1,754,877	1,335,870
	5.9%		

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ESTADO FINANCIERO ANNUAL AL 31 DE DICIEMBREB1, 2024 ANNUAL FINANCIAL STATEMENT AS AT DECEMBER 31, 2024

2024 Balance Sheet

ACTIVOS ATUALES Y RESPONSABILIDADES / CURRENT ASSETS & LIABILITIES

	2024		2023	
CIBANCO	304			
PETTY CASH	-4,674		-6,714	
BANCOMER	178,750		39,427	
INTERCAM - Checking	52,771		71,553	
INTERCAM - Savings	493,798		2,150,916	
INTERCAM - Investment	1,200,000			
PASIVOS/LIABILITIES - Reserve Fund	-1,147,910		-962,663	
PASIVOS/LIABILITIES - Construction Deposits	-390,000		-432,500	
PASIVOS/LIABILITIES - Back Taxes (60 meses/months)	-180,000	Estimate	-144,000	Estimate
BALANCE	203,039		716,019	

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2025 Lista De
Asistencia.pdf

C E R T I F I C A T I O N

LICENCIADO JOSÉ FRANCISCO FLORES GASCÓN, holder of **Notary Public Number 41**, residing in this municipality and practicing in the notarial district of **Guaymas, Sonora**,

C E R T I F I E S:

That the present document, consisting of **1 (one) useful page(s)**, is a true and exact copy of its originals, which I have examined and carefully compared. Of all of which I give faith. This certification is issued in accordance with the provisions of **Article 46 of the Notary Law in force in the State of Sonora; I ATTEST.**

In the city of **Guaymas, Sonora**, on the **10th (tenth) day of July of the year 2025.**

LICENCIADO JOSÉ FRANCISCO FLORES GASCÓN
Holder of **Notary Public Number 41**