



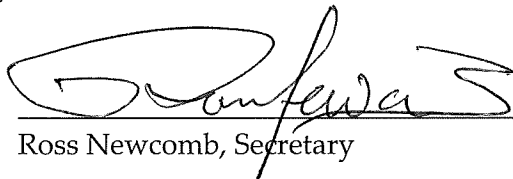
AFTER RECORDING RETURN TO:

Aaron R. Longoria
Law Offices of Aaron R. Longoria, PLLC
8432 Lauren Dr.
College Station, Texas 77845
Email: aaron@longorialawtx.com

SECRETARY'S CERTIFICATE

The undersigned hereby certifies that he is the duly elected, qualified and acting Secretary of The Barracks at Rock Prairie Owners Association, Inc., a Texas non-profit corporation (the "Association"), and that attached hereto as Exhibit A and made a part hereof is a true and correct copy of the minutes of the duly called meeting of the Board of Directors of the Association held on February 28, 2022.

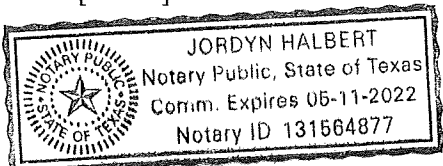
IN WITNESS WHEREOF, the undersigned has executed this certificate on the 28th day of February, 2022.

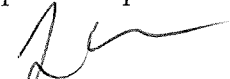


Ross Newcomb, Secretary

STATE OF TEXAS §
 §
COUNTY OF BRAZOS §

This instrument was acknowledged before me on 28th day of February, 2022, by Ross Newcomb, the Secretary of **THE BARRACKS AT ROCK PRAIRIE OWNERS ASSOCIATION, INC.**, a Texas non-profit corporation, on behalf of said nonprofit corporation.

[SEAL]




Notary Public Signature

Cross reference to Amended and Restated Declaration of Covenants, Conditions and Restrictions for The Barracks at Rock Prairie, recorded as Document No. 1255960 in the Official Public Records of Brazos County, Texas, as amended.

EXHIBIT A

THE BARRACKS AT ROCK PRAIRIE OWNERS ASSOCIATION, INC.

Annual Meeting Minutes

February 28, 2022

A Meeting of the Board of Directors of The Barracks at Rock Prairie Owners Association, Inc. (the "**Association**") was held at the Best Western Premiere Hotel located 1920 Austin's Colony Pkwy, Bryan, TX at 11:00 a.m.

I. Call to Order

The Meeting of the Board of Directors of the Association was called to order by Luke Marvel, Board President of the HOA at approximately 11:05 a.m. CST.

II. Determination of Quorum

A quorum existed due to at least twenty percent (20%) of all votes entitled to be cast being present at the meeting. Ross Newcomb, Board Director served as the Secretary of the meeting.

III. Proof of Notice of Meeting

Hollie Walston, HOA Manager presented an affidavit of notice of mailing to all members of the Barracks at Rock Prairie HOA to their last registered address with the HOA. The affidavit is attached hereto as **Exhibit 'A'** .

IV. Reports of Officers

Luke Marvel called the members names that were listed on the sign-in sheet. Mr. Marvel also gave an update on the approved 2022 budget. He reported that a dues increase was enacted this year as of January 1, 2022. The monthly amount was increased \$14.00 per lot as decided at the Open Board Meeting on November 17, 2021. Mr. Marvel explained that a future raise is not anticipated in 2023. Mr. Marvel then introduced Board Vice President, Andrew Jeffress, who reported on several updates related to the community in 2021 including:

- Repairs to sun-bathing pool; replaced 10 lounge chairs and the sand filter. Also repaired all pipes due to the winter storm.
- Improvements to city parks – regraded sand volleyball courts on Cullen Trail.
- Major community improvements/remediation – \$30,000 spent on community mulching, and \$45,000 repainting doors, staining fences, and re-stripping driveways for 20% of community.
- Nine new dumpster pads were constructed in the community.
- First Special Assessment: All fences on lots 3300-3353 General Pkwy, Corporal Ave, Sergeant Dr and Lieutenant Ave were replaced in January.

- Community events – Sunset Cinema, Trivia Nights, Rock Paper Scissors Tournament, Barracks Olympics, and Dog Park activities.
- Cove & Longshot – Cove hours were extended to be open six days a week, Longshot Hash House open 7 days a week.
- Construction update – widening of Rock Prairie anticipated to be under construction until the end of this year.
- Awards – The Barracks Townhomes wins *Best of The Brazos* in student housing category for the seventh year in a row.

The Board also yielded the floor to the members for questions, which included:

Updates or concerns of trash issues – Angie Hoermann, Ward Scott

Construction of The Harbor – Cissy Johnson

V. Adjournment

There being no further business to come before the meeting, it was adjourned by unanimous agreement at **11:36 a.m.**

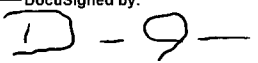
THE BARRACKS AT ROCK PRAIRIE OWNERS ASSOCIATION, INC.

DIRECTORS OF THE CORPORATION:

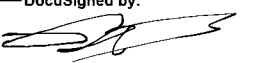
DocuSigned by:

 A56221CA6B144B8...

Samuel Luke Marvel, Director

DocuSigned by:

 936D7C961CEA43A...

Andrew Jeffress, Director

DocuSigned by:

 7997D7D4B64745B...

Ross Newcomb, Director

Exhibit 'A'

AFFIDAVIT OF MAILING OF NOTICE

THE STATE OF TEXAS §

§

COUNTY OF BRAZOS §

BEFORE ME, the undersigned authority, on this day personally appeared Hollie Walston, who, upon being duly sworn, upon oath deposes and says:


THAT she has personal knowledge that on or before February 17, 2022, which is at least 10 days preceding the date on which the annual meeting of The Barracks at Rock Prairie Owners Association, Inc., will be held, written notice was sent to all members in accordance with the Bylaws of the Association.

EXECUTED this 28th day of February, 2022.



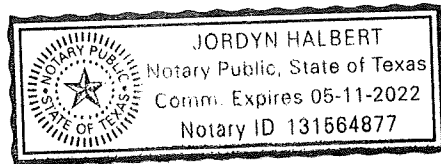
Hollie Walston, Affiant

SUBSCRIBED AND SWORN TO BEFORE ME on this 28th day of February, 2022 to certify which witness my hand and seal of office.



Notary Public Signature

[Seal]





NOTICE OF 2022 ANNUAL MEETING

Dear Member:

It is our pleasure to give you notice of and invite you to attend the Annual Meeting of the members of The Barracks at Rock Prairie Owners Association, Inc. (the "Association"), which will be held at 11:00 a.m. on the 28th day of February, 2022, at the Best Western Premiere located at 1920 Austin's Colony Parkway, Bryan, Texas 77802. This notice is being provided in accordance with Section 3.05 of the Bylaws of the Association.

2022 ANNUAL MEETING AGENDA

Below is the Meeting Agenda:

10:45 a.m. Registration
11:00 a.m. Call to Order
Announcement/Verification of quorum
Proof of notice of meeting
Reports of Officers and/or Manager (if any)
Adjournment

Please proceed in through the front entrance of the Best Western Premiere and signage or a staff member will direct you to the correct location. We look forward to you joining us the Annual Meeting.

Sincerely,

The Board of Directors

THIS NOTICE IS ISSUED BY THE AUTHORITY OF THE BOARD OF DIRECTORS OF THE BARRACKS AT ROCK PRAIRIE OWNERS ASSOCIATION, INC.

Date of Notice: February 17, 2022

**Brazos County
Karen McQueen
County Clerk**

Instrument Number: 1468000
Volume : 17872
ERecordings - Real Property

Recorded On: April 14, 2022 11:39 AM

Number of Pages: 7

" Examined and Charged as Follows: "

Total Recording: \$50.00

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

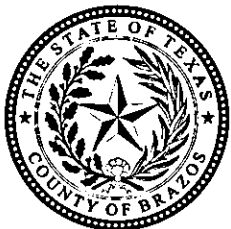
Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number: 1468000
Receipt Number: 20220414000074
Recorded Date/Time: April 14, 2022 11:39 AM
User: Susie C
Station: CCLERK01

Record and Return To:

CSC Global
OPTION 3 ON PHONE



STATE OF TEXAS
COUNTY OF BRAZOS

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 Public Records of Brazos County, Texas.

Karen McQueen
County Clerk
Brazos County, TX