



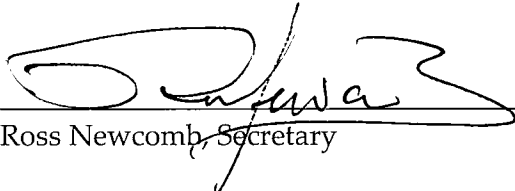
AFTER RECORDING RETURN TO:

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 20, 2023.

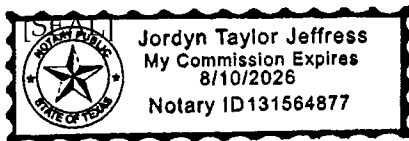
IN WITNESS WHEREOF, the undersigned has executed this certificate on the 20th day of February, 2023.




Ross Newcomb, Secretary

STATE OF TEXAS §
 §
COUNTY OF BRAZOS §

This instrument was acknowledged before me on 20th day of February, 2023, 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.





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.

THE BARRACKS AT ROCK PRAIRIE OWNERS ASSOCIATION, INC.

Annual Meeting Minutes

February 20, 2023

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 10:30 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 10:35 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 2023 budget. Mr. Marvel then introduced Board Vice President, Andrew Jeffress, who reported on several updates related to the community in 2022 including:

- Improvements to Common Areas/Parks - Added two more pet waste stations in neighborhood; pool cleaning contract change to Clear Choice Pools; replaced a couple of old signs and life savers at HOA pool; and re-stripped driveways on Wakewell, General Parkway, Deacon and Kimber.
- Maintenance – Four part-time groundskeepers; added assistant manager, Jon Hines; and new HOA vehicle.
- Community Enhancements – CSPD courtesy officer lives on site; TAMU bus stop very active and picks up in front of Cove; mobile security every winter break; and eight existing parks, with basketball courts and dog park being biggest attractions.
- Community events – Thirsty Thursday, Yappy Hour, Rock Paper Scissors Tournament, Red Bull Olympic Games and Barracks Field Day.

- Cove – Fully operative April through September; open 6 days a week Tuesday through Sunday; and increased attendance from previous years.
- Construction update – discussion of construction on Rock Prairie, Deacon railroad construction, and new roundabout on Holleman

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

Resident Registration for Cove Access – Cissy Johnson

Deacon Railroad Construction – Rosie Reed

V. Adjournment

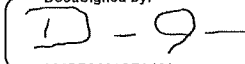
There being no further business to come before the meeting, it was adjourned by unanimous agreement at 10:46 a.m.

THE BARRACKS AT ROCK PRAIRIE OWNERS ASSOCIATION, INC.

DIRECTORS OF THE CORPORATION:

DocuSigned by:

A56221GA6B144B8... 3/1/2023
 Samuel Luke Marvel, Director

DocuSigned by:

836D7C961CEA43A... 2/28/2023
 Andrew Jeffress, Director

DocuSigned by:

7997D7D4B64745B... 2/28/2023
 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 9, 2023, 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 9th day of February, 2023.

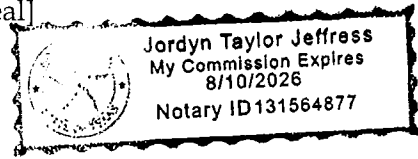


Hollie Walston, Affiant

SUBSCRIBED AND SWORN TO BEFORE ME on this 9th day of February, 2023 to certify which witness my hand and seal of office.



Notary Public Signature

[Seal]




NOTICE OF 2023 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 10:30 a.m. on the 20th day of February, 2023, 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.

2023 ANNUAL MEETING AGENDA

Below is the Meeting Agenda:

- 10:15 a.m. Registration
- 10:30 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 9, 2023

**Brazos County
Karen McQueen
County Clerk**

Instrument Number: 1496227
Volume : 18492
ERecordings - Real Property

Recorded On: March 02, 2023 10:36 AM

Number of Pages: 6

" Examined and Charged as Follows: "

Total Recording: \$46.00

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

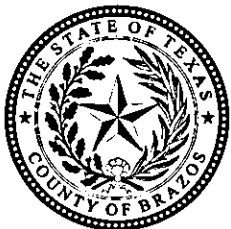
Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number: 1496227
Receipt Number: 20230302000048
Recorded Date/Time: March 02, 2023 10:36 AM
User: Thao 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