

BEAR CREEK RANCH HOMEOWNERS ASSOCIATION, INC.
AMENDMENT OF WORKING CAPITAL ASSESSMENT

The following Amendment of Working Capital Assessment is made pursuant to *Section 12.9* of that certain Second Amendment to Community Charter for Bear Creek Ranch Homeowners Association, Inc, Covenants, Conditions and Restrictions (the "Declaration") recorded under Document No. 202500190075 in the Official Public Records of Dallas County, Texas on September 10, 2025, (the "**Covenant**") by the Founder:

1. **Working Capital Assessment.** In accordance with *Section 12.9* of the Second Amendment of the Covenants, Conditions and Restrictions, effective September 10, 2025, an initial working capital assessment (the "**Working Capital Assessment**") shall be assessed in an amount equal to the then current annual assessment rate for each transfer of title produced. Payment of the Working Capital Assessment is due immediately upon taking title to a Unit or Lot. A contribution should be collected from the Owner at closing upon a sale from Founder to a Builder, or Builder to an Owner, or Owner to another Owner. No Working Capital Assessment shall be due or collected from the Founder or Founder Affiliate. Additional requirements applicable to Working Capital Assessment are located under Section 12.9(b) and (c) of the Second Amended Declaration. Exclusions, if applicable, are at the sole discretion of the Founder during the Founder Control Period and thereafter, by the Board of Directors.

2. **Subject to Change.** The amount of the Working Capital Assessment designated hereunder is subject to change from time to time by the Founder, until the expiration or termination of the Development Period, and the Board thereafter.

3. **Capitalized Terms.** Capitalized terms used by not defined herein shall have the meanings ascribed to such terms in the Covenant.

EXECUTED TO BE EFFECTIVE on the 10th day of September 2025.

[SIGNATURE BLOCK AND NOTARY FOLLOW ON NEXT PAGE]

BEAR CREEK RANCH HOMEOWNERS ASSOCIATION, INC.
AMENDMENT OF WORKING CAPITAL ASSESSMENT

BEAR CREEK RANCH COMMUNITY ASSOCIATION,
INC., a Texas nonprofit Corporation

By: _____

Printed Name: Rome Barnes

Title: President

STATE OF TEXAS §

§

COUNTY OF DALLAS §

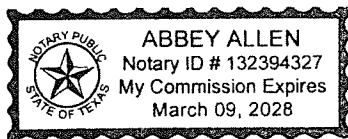
BEFORE ME, the undersigned authority, on this day personally appeared Rome Barnes, Board President of Bear Creek Ranch Community Association, Inc., a Texas nonprofit corporation, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed and in his capacity set forth above and on behalf of said limited liability company(ies).

October GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 1 day of _____, 2025.

NOTARY PUBLIC STATE OF TEXAS

Printed Name: Abbey Allen

My commission expires: _____



**Dallas County
John F. Warren
Dallas County Clerk**

Instrument Number: 202500207659

eRecording - Real Property

Recorded On: October 02, 2025 12:43 PM

Number of Pages: 3

" Examined and Charged as Follows: "

Total Recording: \$29.00

***** 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: 202500207659
Receipt Number: 20251001000819
Recorded Date/Time: October 02, 2025 12:43 PM
User: Pamela G
Station: CC149

Record and Return To:

Simplifile



**STATE OF TEXAS
COUNTY OF DALLAS**

**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 Dallas County, Texas.**

John F. Warren
Dallas County Clerk
Dallas County, TX

A handwritten signature in black ink, appearing to be "JFW", is written over a horizontal line.