

**BELLAVITA AT GREEN TEE HOMEOWNERS' ASSOCIATION, INC.  
RESOLUTION REGARDING CAPITALIZATION FEE**

STATE OF TEXAS                   §  
  §                   KNOW ALL PERSONS BY THESE PRESENTS  
COUNTY OF HARRIS           §

WHEREAS, the Bellavita at Green Tee Homeowners' Association, Inc. ("Association") is charged with administering and enforcing those certain covenants, conditions and restrictions contained in the recorded Declarations for the various sections of the community (referred to collectively as "Declarations"); and

WHEREAS, Article IV, Assessments, Capitalization Fee, of the Declarations provides, in part, "[e]ach Owner of a Unit or Lot...at the time it purchases a Unit or Lot, shall be obligated to pay to the Association a fee of \$750.00 per Unit or Lot, at the time of sale, as a Capitalization Fee. Such funds from the Capitalization Fee collected at each sale shall initially be used to defray initial operating costs and other expenses of the Association, and later used to ensure that the Association shall have adequate funds to meet its expenses and otherwise, as the... the Association shall determine in its sole discretion (hereinafter "Capitalization Fee"). Such Capitalization Fee shall be non-refundable and shall not be considered an advance payment of any Assessments levied by the Association pursuant to the Declaration. **The amount of the Capitalization Fee may be changed prospectively (but not retrospectively) by the Association from time to time in its discretion. . .**"; and

WHEREAS, during an open and noticed Board Meeting, the Board previously approved increasing the capitalization fee to \$1,000.00; and

WHEREAS, this Resolution is being recorded to evidence the increase of the capitalization fee to \$1,000.00 and to comply with the Texas Property Code.

NOW, THEREFORE, the capitalization fee levied pursuant to the Declaration is and shall be increased to \$1,000.00 until otherwise changed by the Board of Directors.

This Resolution supersedes any prior resolutions regarding the same subject matter which may have previously been in effect. Except as affected herein, all other provisions contained in the Declarations or any other dedicatory instruments of the Association shall remain in full force and effect.

**CERTIFICATION**

I, the undersigned, being the President of the Bellavita at Green Tee Homeowners' Association, Inc. hereby certify that the foregoing Resolution was adopted by at least a majority of the Bellavita at Green Tee Homeowners' Association, Inc.'s Board of Directors at a properly noticed, open Board meeting, at which a quorum of the Board was present.

RP-2024-288233

Daniel Koons, President of Bellavita at  
Green Tee Homeowners' Association, Inc.

STATE OF TEXAS           §  
  §  
COUNTY OF HARRIS       §

Before me, the undersigned authority, on this day personally appeared Daniel Koons  
\_\_\_\_\_, President of Village West Community Association, Inc. a Texas corporation, known to me  
to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged  
to me that he/she had executed the same as the act of said corporation for the purpose and consideration  
therein expressed, and in the capacity therein stated.

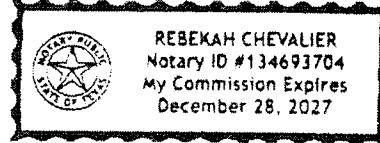
Given under my hand and seal of office this 6 day of July August 2024.

Rebekah Chevalier  
Notary Public, State of Texas

AFTER RECORDING, RETURN TO:

 SEARS  
BENNETT  
& GERDES, LLP

6548 GREATWOOD PKWY.  
SUGAR LAND, TEXAS 77479



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# Pages 3  
08/08/2024 10:13 AM  
e-Filed & e-Recorded in the  
Official Public Records of  
HARRIS COUNTY  
TENESHIA HUDSPETH  
COUNTY CLERK  
Fees \$29.00

RECORDERS MEMORANDUM

This instrument was received and recorded electronically and any blackouts, additions or changes were present at the time the instrument was filed and recorded.

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.  
THE STATE OF TEXAS  
COUNTY OF HARRIS

I hereby certify that this instrument was FILED in File Number Sequence on the date and at the time stamped hereon by me; and was duly RECORDED in the Official Public Records of Real Property of Harris County, Texas.



*Teneshia Hudspeth*  
COUNTY CLERK  
HARRIS COUNTY, TEXAS

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