

  
MARY LOUISE NICHOLSON  
COUNTY CLERK

**AFTER RECORDING, PLEASE RETURN TO:**

**Judd A. Austin, Jr.  
Henry Oddo Austin & Fletcher, P.C.  
1717 Main Street  
Suite 4600  
Dallas, Texas 75201**

**CERTIFICATE AND MEMORANDUM OF RECORDING OF  
DEDICATORY INSTRUMENTS  
FOR  
LSE RESIDENTIAL COMMUNITY, INC.**

STATE OF TEXAS           §  
  §  
COUNTY OF TARRANT   §

The undersigned, as attorney for LSE Residential Community, Inc., a Texas nonprofit corporation, for the purpose of complying with Section 202.006 of the Texas Property Code and to provide public notice of the following dedicatory instrument affecting the owners of property described in the Declaration of Covenants, Conditions and Restrictions for Lonestar Estates, recorded as Instrument No. D220025925, in the Official Public Records of Tarrant County, Texas, including any amendments and supplements thereto ("*Property*"), hereby states that the dedicatory instrument attached hereto is a true and correct copy of the following:

- ***Amended Adoption of Working Capital Assessment – Lonestar Estates (Exhibit A).***

All persons or entities holding an interest in and to any portion of the Property are subject to the foregoing dedicatory instrument until amended. The attached dedicatory instrument replaces and supersedes all previously recorded dedicatory instruments addressing the same or similar subject matter and shall remain in force and effect until revoked, modified, or amended by the Board of Directors.

IN WITNESS WHEREOF, LSE Residential Community, Inc. has caused this Certificate and Memorandum of Recording of Dedicatory Instruments to be recorded in the Official Public Records of Tarrant County, Texas.

**LSE  
RESIDENTIAL COMMUNITY, INC.,  
a Texas nonprofit corporation**

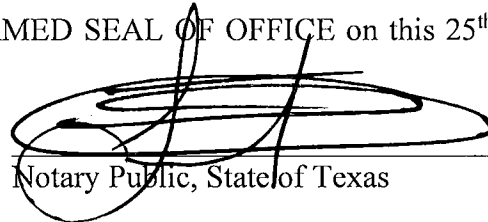
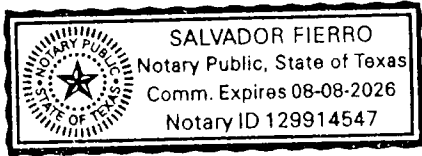


By: \_\_\_\_\_  
Its: Attorney

STATE OF TEXAS       §  
                                  §  
COUNTY OF DALLAS   §

BEFORE ME, the undersigned Notary Public, on this day personally appeared Vinay B. Patel, attorney for LSE Residential Community, Inc., a Texas nonprofit corporation, known to me to be the person whose name is subscribed on the foregoing instrument and acknowledged to me that he executed the same for the purposes therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND AFFIRMED SEAL OF OFFICE on this 25<sup>th</sup> day of January, 2024.

  
\_\_\_\_\_  
Notary Public, State of Texas

# Exhibit A

**LONESTAR ESTATES**

**AMENDED ADOPTION OF WORKING CAPITAL ASSESSMENT**

STATE OF TEXAS           §  
  §  
COUNTY OF TARRANT   §

Pursuant to *Section 6.4* of the Declaration of Covenants, Conditions and Restrictions for Lonestar Estates, recorded as Instrument No. D220025925 in the Official Public Records of Tarrant County, Texas (“*Declaration*”), the Board of Directors of LSE Residential Community, Inc., a Texas nonprofit corporation, files this Amended Adoption of Working Capital Assessment as follows:

**1. Working Capital Assessment.** In accordance with *Section 6.4* of the Declaration, the Board of Directors amends the working capital assessment amount to equal Five Hundred and No/Dollars (\$500.00) (“*Working Capital Assessment*”). This contribution is not refundable, shall be in addition to, and not lieu of, the Assessment levied against the Lot and shall not be considered an advance payment thereof. The Working Capital Assessment applies to all Lots subject to the Declaration unless otherwise exempt pursuant to the Declaration.

The amount of the Working Capital Assessment designated hereunder is subject to change from time to time by the Board of Directors.

This Amended Adoption of Working Capital Contribution was duly introduced, seconded, and adopted at a meeting of the Board of Directors, at which a quorum was present, by a majority vote of the Board of Directors present and eligible to vote on this matter, and shall remain in force and effect until revoked, modified, or amended by the Board of Directors. This Amended Adoption of Working Capital Contribution is effective upon recordation in the Official Public Records of Tarrant County, Texas.

EXECUTED TO BE EFFECTIVE on the 17 day of Jan, 2024

**LSE RESIDENTIAL COMMUNITY, INC.,  
a Texas non-profit corporation**

By: [Signature]  
Printed Name: Sam Azma  
Title: Director

STATE OF TEXAS           §  
  §  
COUNTY OF TARRANT   §

This instrument was acknowledged before me on this the 17 day of January, 2024, by Sam Azma, Director of LSE Residential Community, Inc., a Texas nonprofit corporation on behalf of said nonprofit corporation.



[Signature]  
Notary Public Signature