

STATE OF TEXAS           §  
  §  
COUNTY OF DALLAS    §

**RESOLUTION OF THE BOARD OF DIRECTORS  
OF BEAR CREEK RANCH COMMUNITY ASSOCIATION, INC.  
APPOINTING AGENTS AND/OR SUBSTITUTE TRUSTEES**

**WHEREAS**, the Board of Directors of the Association (the “*Board*”) is the entity responsible for the operation of the Association in accordance with and pursuant to that certain Declaration of Covenants, Conditions and Restrictions for Bear Creek Community Association, recorded on September 26, 2005 as Document No. 200503521613, in the Official Public Records of Dallas County, Texas as well as any and all supplements thereof and amendments thereto (collectively, the “*Bear Creek Ranch’s Declaration*”); and

**WHEREAS**, under Article 12 of the Bear Creek Ranch Declaration, the Association’s Assessment Lien may be non-judicially foreclosed by a private power of sale, which has been granted to the Association in the Bear Creek Ranch Declaration, in accordance with the provisions of §51.002 of the Texas Property Code; and

**WHEREAS**, the Board desires to appoint an agent or agents to execute and release Notices of Assessment Lien and to exercise the power of sale on behalf of the Association pursuant to and in accordance with the terms and conditions of the Bear Creek Ranch Declaration; and

**WHEREAS**, a motion was made that the Board, on behalf of the Association, resolve to authorize Judd A. Austin, Jr. and/or Vinay B. Patel and/or Judd A. Austin, III and/or Emileigh S. Hubbard and/or Davinder Jassal and/or Kristen Pierce and/or Parrish S. Nicholls and/or Claudia Zissman-Monzon and/or Brenda Schlueter of the law firm of Henry Oddo Austin & Fletcher, P.C. to execute and release Notices of Assessment Lien on behalf of the Association and to act as the substitute or successor trustees in exercising its right of non-judicial foreclosure as set forth in Article 12 of the Bear Creek Ranch Declaration (collectively, the “*Motion*”); and

**RESOLUTION OF THE BOARD OF DIRECTORS  
OF BEAR CREEK RANCH COMMUNITY ASSOCIATION, INC.**

**WHEREAS**, each Director of the Association received a copy of this Resolution via electronic mail; and

**WHEREAS**, each Director and was afforded the opportunity express their opinion to all other Directors on the Motion, and vote on the Resolution via electronic mail; and

**WHEREAS**, the Motion and this Resolution were approved and adopted by Board via electronic mail.

**NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS** that the Board has resolved and does hereby resolve that Judd A. Austin, Jr. and/or Vinay B. Patel and/or Judd A. Austin, III and/or Emileigh S. Hubbard and/or Davinder Jassal and/or Kristen Pierce and/or Parrish S. Nicholls and/or Claudia Zissman-Monzon and/or Brenda Schlueter of the law firm Henry Oddo Austin & Fletcher, P.C. are authorized to execute and release Notices of Assessment Liens on behalf of the Association and are appointed agents or substitute trustees of the Association in all matters related to the Association’s right to conduct non-judicial foreclosures as authorized and permitted under Article 12 of the Bear Creek Ranch Declaration and §51.002 of the Texas Property Code.

**IT IS FURTHER RESOLVED** that this appointment shall continue until such time as they resign, or their successors are duly appointed by written Resolution of the Board and all prior actions consistent with this Resolution are hereby ratified and approved for all purposes.

**BEAR CREEK RANCH COMMUNITY ASSOCIATION, INC.**

By: \_\_\_\_\_  
Officer and Director

Signed by:  
*Jawana N. Patton*  
BA3990CF009E4DB

Date: \_\_\_\_\_, 202\_\_ 12/3/2024

### Certificate Of Completion

Envelope Id: 4218A8ECC1124C57AB65F628CDDA8243 Status: Completed  
 Subject: Complete with Docusign: Board Resolution Increasing Working Capital CP on PC 11.11.2024.pdf  
 Source Envelope:  
 Document Pages: 2 Signatures: 4 Envelope Originator:  
 Certificate Pages: 2 Initials: 0 Cinnamon Anderson  
 AutoNav: Enabled canderson@essexhoa.com  
 Envelopeld Stamping: Enabled IP Address: 72.47.0.198  
 Time Zone: (UTC-08:00) Pacific Time (US & Canada)

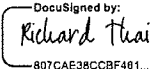
### Record Tracking

Status: Original Holder: Cinnamon Anderson Location: DocuSign  
 11/12/2024 12:35:54 PM canderson@essexhoa.com

### Signer Events

Richard Thai  
 richardthai@yahoo.com  
 Security Level: Email, Account Authentication (None)

### Signature

DocuSigned by:  
  
807CAE38CCBF481...  
 Signature Adoption: Pre-selected Style  
 Using IP Address: 68.208.127.217  
 Signed using mobile

### Timestamp

Sent: 11/12/2024 12:41:44 PM  
 Viewed: 11/12/2024 2:10:24 PM  
 Signed: 11/12/2024 2:11:06 PM

**Electronic Record and Signature Disclosure:**  
 Not Offered via DocuSign

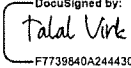
Sandy Anderson  
 anderson.sl@sbcglobal.net  
 New Owner  
 Security Level: Email, Account Authentication (None)

Signed by:  
  
09CE00E2C778497...  
 Signature Adoption: Pre-selected Style  
 Using IP Address: 70.117.227.50

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 Signed: 11/13/2024 6:58:44 AM

**Electronic Record and Signature Disclosure:**  
 Not Offered via DocuSign

Talal Virk  
 tvirk@hotmail.com  
 Security Level: Email, Account Authentication (None)

DocuSigned by:  
  
F7739840A24430...  
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Sent: 11/12/2024 12:41:43 PM  
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**Electronic Record and Signature Disclosure:**  
 Not Offered via DocuSign

| In Person Signer Events      | Signature | Timestamp |
|------------------------------|-----------|-----------|
| Editor Delivery Events       | Status    | Timestamp |
| Agent Delivery Events        | Status    | Timestamp |
| Intermediary Delivery Events | Status    | Timestamp |
| Certified Delivery Events    | Status    | Timestamp |
| Carbon Copy Events           | Status    | Timestamp |
| Witness Events               | Signature | Timestamp |

| <b>Notary Events</b> | <b>Signature</b> | <b>Timestamp</b> |
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| <b>Envelope Summary Events</b> | <b>Status</b> | <b>Timestamps</b> |
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| Envelope Sent       | Hashed/Encrypted | 11/12/2024 12:41:44 PM |
| Certified Delivered | Security Checked | 11/13/2024 7:07:17 AM  |
| Signing Complete    | Security Checked | 11/13/2024 7:15:05 AM  |
| Completed           | Security Checked | 11/13/2024 7:15:05 AM  |

| <b>Payment Events</b> | <b>Status</b> | <b>Timestamps</b> |
|-----------------------|---------------|-------------------|
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**Collin County  
Honorable Stacey Kemp  
Collin County Clerk**

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**Instrument Number:** 2024000156128

eRecording - Real Property

HOMEOWNERS ASSOC DOCS

Recorded On: December 17, 2024 11:59 AM

Number of Pages: 7

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**" Examined and Charged as Follows: "**

Total Recording: \$45.00

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**\*\*\*\*\* 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: 2024000156128  
Receipt Number: 20241217000315  
Recorded Date/Time: December 17, 2024 11:59 AM  
User: Jennifer W  
Station: Station 4

**Record and Return To:**

Simplifile



**STATE OF TEXAS  
COUNTY OF COLLIN**

**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 Collin County, Texas.**

Honorable Stacey Kemp  
Collin County Clerk  
Collin County, TX