

**RESOLUTION REGARDING FEES AND POLICIES FOR RESALE CERTIFICATES AND TRANSFER FEES****FOR PROPERTY SUBJECT TO DECLARATION OF RESTRICTIONS AND DECLARATION OF COVENANTS****Vol. 4678, P. 216 and Vol. 4678, P. 2228, Real Property Records, Travis County, Texas**

STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF TRAVIS

WHEREAS, through Articles of Incorporation, Bylaws, the Texas Property Code and the Texas Business Organizations Code, Onion Creek Homeowners Association, Inc. ("Association") is authorized to exercise all powers reasonable and necessary to its governance and operation; and

WHEREAS, Article IV, Section 1 of the Association's Bylaws grants the Board of Directors the authority to create and adopt rules, regulations and policies regarding certain actions and activities of the Association and its members; and

WHEREAS, certain sections of the Texas Property Code, including Section 207.003, authorize the Association to impose reasonable fees to prepare, assemble, copy, deliver and record Resale Certificates, updates and amendments thereto; and

WHEREAS, the Association's Board of Directors has determined that the following actions are necessary and proper and will serve the best interest of the Association: (1) an increase in the fee for Resale Certificates, (2) the imposition of charges for expedited preparation of Resale Certificates and updates to Resale Certificates, (3) introduction of policies that Resale Certificates will not be issued unless all parties to the transaction are identified by the requestor, and must be paid for upon delivery. Resale Certificates are current for a 30 day period after which they need to be reissued for an additional fee. (4) a Transfer Fee will be assessed for each sale.

NOW, THEREFORE,

The following *Schedule of Fees for Resale Certificates and Transfer Fees* is hereby adopted on behalf of the Association:

- Fee for preparation of any Resale Certificate requested as part of a transaction regarding realty: \$375.00
- Additional fee for preparation of any Resale Certificate on an expedited basis: \$75.00
- Fee for preparation of an update to any Resale Certificate after 30 days of original issuance: \$75.00
- A Transfer Fee will be assessed as part of a transaction regarding realty: \$150.00

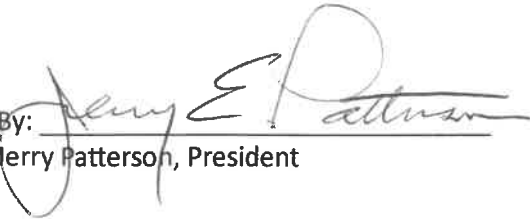
and

The following *policies* are hereby adopted on behalf of the Association:

- No Transfer Fee will be assessed and no Resale Certificates will be issued by the Association unless all parties to the transaction are named in the Certificate: for example, no Resale Certificates will be issued on a "parties to be determined basis."

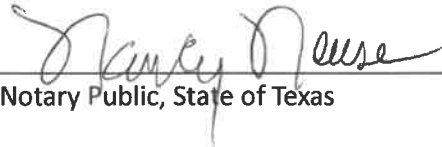
- The information in a Resale Certificate is considered current for only 30 days after its date of preparation.
- Delivery of Resale Certificates, including amendments and updates, is conditioned on receipt of all payment due and owing.

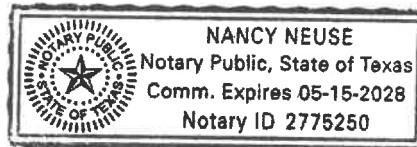
This **RESOLUTION REGARDING FEES AND POLICIES FOR RESALE CERTIFICATES AND TRANSFER FEES** is passed by vote of the Board of Directors of Onion Creek Homeowners Association, Inc. on the 19th day of December, 2024.

By: 
Jerry Patterson, President

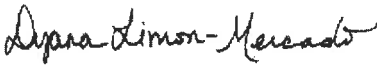
STATE OF TEXAS
COUNTY OF TRAVIS

This instrument was acknowledged before me on this the 30th day of December, 2024 by Jerry Patterson, President of Onion Creek Homeowner's Association, Inc., on behalf of the corporation, for the purposed therein expressed.


Notary Public, State of Texas



FILED AND RECORDED
OFFICIAL PUBLIC RECORDS


Dyana Limon-Mercado, County Clerk
Travis County, Texas

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Dec 30, 2024 01:59 PM

Fee: \$29.00

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