

**CHARLESTON MILLS TOWNHOME ASSOCIATION, INC.
CONSENT OF DIRECTORS IN LIEU OF
ORGANIZATIONAL MEETING**

The undersigned, being all of the members of the Board of Directors of Charleston Mills Townhome Association, Inc., a Texas nonprofit corporation (hereinafter referred to as the “**Association**”), do hereby consent, pursuant to Section 22.220(a) of the Texas Business Organizations Code, to the adoption of the following resolutions:

1. DIRECTORS

RESOLVED, that each of the undersigned, being all of the directors of the Association, as named in its Certificate of Formation filed with the Texas Secretary of State, does hereby accept appointment to such office and does hereby agree to serve as a director of the Association until said director’s qualified successor or successors have been duly selected or until his or her earlier death, resignation, retirement, disqualification or removal from office.

2. COMMUNITY MANUAL

RESOLVED, that the Association has received a copy of the Community Manual adopted by the Declarant in accordance with that certain Declaration of Covenants, Conditions and Restrictions for Charleston Mills Townhomes, which the Declarant will cause to be recorded in the Official Public Records of Brazos County, Texas.

3. OFFICERS

RESOLVED, that each of the following-named persons be and they hereby are elected as officers of the Association for the office or offices set forth below opposite his or her name, and to hold any such office to which elected until the first annual meeting of the Board of Directors of the Association or until his or her successor should be chosen and qualified in his or her stead, or until his or her earlier death, resignation, retirement, disqualification or removal from office:

Jasen Coots	-	President
Joe White	-	Vice President
Seth Mckinney	-	Secretary/Treasurer

4. BOOKS AND RECORDS

RESOLVED, that the Secretary of the Association be and hereby is authorized and directed to keep all books and records of the Association.

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5. CORPORATE SEAL

RESOLVED, that a corporate seal is not adopted at this time and that no impression of a corporate seal is required on any Association document.

6. DEPOSITORY RESOLUTIONS

RESOLVED, that an account shall be established in the name of the Association with a financial institution to be determined by the Board (the "Bank"), under the rules and regulations as prescribed by said Bank wherein may be deposited any of the funds of this Association, whether represented by cash, checks, notes or other evidences of debt, and from which deposit withdrawals are hereby authorized in the name of the Association by any one of the following persons:

Jasen Coots
Joe White
Seth McKinney

BE IT FURTHER RESOLVED, that the Bank is hereby authorized to honor any and all withdrawal items against the Association's funds, although payable to the officer or agent signing or countersigning the same and whether presented for encashment or for credit to the personal account of such officer or agent or any other person, and said Bank need make no inquiry concerning such items and/or the disposition of the money, items, or credit given therefor

IN WITNESS WHEREOF, the undersigned have executed this instrument as of and effective the 8th day of February, 20 24.



Jasen Coots, Director



Joe White, Director



Seth McKinney, Director

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