

**INITIAL ACTION OF BOARD OF DIRECTORS OF
OWNERS ASSOCIATION OF
CREEKSIDE PROFESSIONAL PLAZA 2,
WITHOUT ORGANIZATIONAL MEETING**

The undersigned, DUSTIN SEIDEL, JENNIFER SEIDEL and JOHN SEIDEL, being the sole directors of Owners Association of Creekside Professional Plaza 2, a Texas non-profit corporation (the "Association"), and being the initial directors named in the Association's Certificate of Formation filed with the Secretary of State of the State of Texas on March 22, 2017, consent, by this writing, to take the following action, to adopt the following resolutions, and to transact the following business of the Association.

Officers

RESOLVED, that DUSTIN SEIDEL is elected to the office of President and Treasurer, and JENNIFER SEIDEL is elected to the offices of Vice-President and Secretary.

Certificate

RESOLVED, that the copy of the Certificate of Formation of the Association filed with the Secretary of State of the State of Texas on March 22, 2017, together with the Certificate of Filing be filed in the minute book as part of the corporate records of the Association.

Bylaws

RESOLVED, that the Bylaws appearing in the document reviewed by the directors and entitled "Bylaws of Owners Association of Creekside Professional Plaza 2" are adopted as the Bylaws of the Association;

RESOLVED FURTHER, that the Secretary of the Association is ordered to maintain the Bylaws in the principal office of the Association for the transaction of its business, open for inspection by the members at all reasonable times during office hours.

Seal

RESOLVED, that the Association not adopt or use a corporate seal at this time.

Bank Accounts

RESOLVED, that the Association establish in its name one or more deposit accounts with such bank or banks as the President may deem appropriate, which bank or banks are referred to in this consent as the "Bank", on such terms and conditions as may be agreed on with the Bank, and that the President and Treasurer of this Association are authorized to establish such accounts;

RESOLVED FURTHER, that DUSTIN SEIDEL and JENNIFER SEIDEL, as the officers of this Association, are authorized to draw checks on such accounts, signed as provided in this written consent with signatures duly certified to the Bank by the Secretary of this Association, and the Bank is authorized to honor and pay any and all checks so signed, including those drawn to the individual order of any officer or other person authorized to sign the same.

Fiscal Year and Account Method

RESOLVED, that the Association hereby adopts as its accounting period the fiscal year ending December 31, and the corporate books of account shall be maintained, the corporate income shall be computed, and the corporate tax return filed on the basis of such fiscal year; and

FURTHER RESOLVED, that the officers of the Association confer with its accountants and adopt such method of accounting for federal and Texas tax purposes as the accountants recommend.

Rules and Regulations

RESOLVED, that the Rules and Regulations reviewed by the directors be adopted as the initial rules and regulations relating to the use of common areas in Creekside Professional Plaza 2 (the "condominium"), and the conduct of Association members, owners, guests and occupants of properties in the condominium; and

FURTHER RESOLVED, that a copy of the Rules and Regulations be placed in the record book of the Association and be given to each of the Unit owners.

Managing Agent

RESOLVED, that the Association retain Property Professionals, Inc. as the manager of the properties in Creekside Professional Plaza 2 with the responsibilities and for the compensation set forth in the Management Agreement, a copy of which was reviewed by the directors; and

FURTHER RESOLVED, that the President or any Vice-President is directed and authorized to execute the Management Agreement on behalf of the Association, and that the Secretary place a copy of the fully executed Management Agreement in the corporate records of the Association.

Budget

RESOLVED, that the proposed estimated budget of the Association for the period ending December 31, 2017, reviewed by the directors be adopted as the budget of the Association for the period indicated and that the Secretary insert a copy of this budget in the corporate records; and

FURTHER RESOLVED, that the Secretary provide a copy of the budget to each prospective purchaser of a Unit together with a statement of such Unit owner's share of expenses due the Association as an assessment.

FURTHER RESOLVED, that the proposed Assessment Collection Policy reviewed by the directors be adopted as the policy of the Association with respect to collection of Assessments and that the Secretary insert a copy of this policy in the corporate records.

Assessment Collection Policy

RESOLVED, that the proposed Assessment Collection Policy reviewed by the directors be adopted as the policy of the Association with respect to collection of Assessments and that the Secretary insert a copy of this policy in the corporate records.

Annual Meeting

RESOLVED, that the annual meeting of the members of the Association will be held each year as provided in the Bylaws in the first calendar quarter of each year, with notice being sent to all members as required by law, stating the date, time and place of the meeting.

Organizational Expenses

RESOLVED that the reasonable organizational expenses and charges presented to the Association, including attorney's fees and accountant's fees, be paid by the Treasurer from the funds of the Association.


Effective date: March 22, 2017.



DUSTIN SEIDEL



JENNIFER SEIDEL



JOHN SEIDEL