

**Fifteenth Amendment**

**To**

**Declaration of Restrictive Covenants and Easements**

**The BioCorridor District**

**AFTER RECORDING, RETURN TO:**

West, Webb, Allbritton & Gentry, P.C.  
Attn: Michael H. Gentry  
1515 Emerald Plaza  
College Station, Texas 77845

**FIFTEENTH AMENDMENT  
TO  
DECLARATION OF RESTRICTIVE COVENANTS AND EASEMENTS  
THE BIOCORRIDOR DISTRICT**

THIS FIFTEENTH AMENDMENT TO DECLARATION OF RESTRICTIVE COVENANTS AND EASEMENTS THE BIOCORRIDOR DISTRICT ("Amendment") is made this 26 day of July, 2024, by BRYAN/TRADITIONS, LP, a Texas limited partnership ("Declarant").

**WITNESSETH:**

- A. **WHEREAS**, Declarant recorded a Declaration of Restrictive Covenants and Easements The BioCorridor District on April 29, 2013, in the Official Records of Brazos County, Texas, at Volume 11313, Page 1, as amended by Correction Affidavit on June 3, 2013 recorded at Volume 11382, Page 176 of the Official Records of Brazos County, Texas, by First Amendment to Declaration of Restrictive Covenants and Easements The BioCorridor District on May 23, 2013, in the Official Records of Brazos County, Texas, at Volume 11439, Page 36, by Second Amendment to Declaration of Restrictive Covenants and Easements The BioCorridor District on March 3, 2015, in the Official Records of Brazos County, Texas, at Volume 12547, Page 266, by Third Amendment to Declaration of Restrictive Covenants and Easements The BioCorridor District on April 29, 2015, in the Official Records of Brazos County, Texas, at Volume 12651, Page 256, by Fourth Amendment to Declaration of Restrictive Covenants and Easements The BioCorridor District on January 5, 2016, in the Official Records of Brazos County, Texas, at Volume 13125, Page 288, by Fifth Amendment to Declaration of Restrictive Covenants and Easements The BioCorridor District on February 10, 2016, in the Official Records of Brazos County, Texas, at Volume 13176, Page 1, by Sixth Amendment to Declaration of Restrictive Covenants and Easements The BioCorridor District on September 28, 2016, in the Official Records of Brazos County, Texas, at Volume 13629, Page 246, by Seventh Amendment to Declaration of Restrictive Covenants and Easements The BioCorridor District on January 26, 2017, in the Official Records of Brazos County, Texas, at Volume 13826, Page 283, by Eighth Amendment to Declaration of Restrictive Covenants and Easements The BioCorridor District on February 21, 2017, in the Official Records of Brazos County, Texas, at Volume 13866, Page 199, by Ninth Amendment to Declaration of Restrictive Covenants and Easements The BioCorridor District on June 4, 2018, in the Official Records of Brazos County, Texas, at Volume 14707, Page 196, by Tenth Amendment to Declaration of Restrictive Covenants and Easements The BioCorridor District on September 13, 2019, in the Official Records of Brazos County, Texas, at Volume 15577, Page 208, by Eleventh Amendment to Declaration of Restrictive Covenants and Easements The BioCorridor District on June 20, 2020, in the Official Records of Brazos County, Texas, at Volume 16158, Page 176, by Twelfth Amendment to Declaration of Restrictive Covenants and Easements The BioCorridor District on November 30, 2020, in the Official Records of Brazos County, Texas, at Volume 16560, Page 165, by Thirteenth Amendment to Declaration of Restrictive Covenants and Easements The BioCorridor District on September 17, 2021, in the Official Records of Brazos County, Texas, at Volume 17364, Page 176, and by Fourteenth Amendment to Declaration of Restrictive Covenants and Easements The BioCorridor District on October 14, 2022, in the Official Records of Brazos County, Texas, at Volume 18285, Page 224 (as amended now or in the future, the "Declaration");
- B. **WHEREAS**, all capitalized terms used herein that are not otherwise defined shall have the meaning given those words in the Declaration;
- C. **WHEREAS**, Declarant desires to amend the Declaration for the purpose of incorporating the terms of the "Assessment Detail" adopted by the Board of Directors of the Association;
- D. **WHEREAS**, Paragraph I(4) of Article III of the Declaration authorizes the Declarant to amend the Declaration without the approval of any other Owner or Mortgagee if such amendment has no adverse and material effect on any such Owner or Mortgagee; and
- E. **WHEREAS**, this Amendment has no material adverse effect on any Owner or Mortgagee.

**NOW, THEREFORE,** Declarant hereby amends the Declaration as set forth below.

1. Paragraph F(5) of Article III of the Declaration is hereby amended and restated to read as follows:

"5. *Special Provisions Regarding Voting.* Members shall be entitled to vote in the same proportion as Regular Assessments are determined and apportioned pursuant to Paragraph G(11) of Article III of this Declaration and the Assessment Detail attached hereto. Each Assessable Acreage Portion or Assessable Building Portion will be allocated the number of votes equal to the total number of Acreage Units or Assessment Units, as applicable, assigned to such Assessable Acreage Portion or Assessable Building Portion for the purposes of allocating Regular Assessments, as more particularly described in the Assessment Detail. In addition to the votes to which Declarant is entitled by reason of the preceding two sentences, if any, for every one (1) vote outstanding in favor of any other person or entity, Declarant will have two (2) additional votes until the Turnover Date. All references to a majority (or other portion) of votes shall be based on the calculation and allocation of votes as determined and apportioned pursuant to this Declaration and the Assessment Detail attached hereto, not on a per capita or per Owner basis. All votes may be by vote at a meeting of the Members in accordance with the Bylaws or by written consent of those Members having the requisite voting power."

2. Paragraph G(11) of Article III of the Declaration is hereby amended and restated to read as follows:

"11. *Basis and Method of Assessment Determination.* All Assessments shall be determined and apportioned in accordance with the Assessment Detail attached as **Exhibit "E"** hereto and made a part hereof for all purposes (the "**Assessment Detail**"). Each Assessable Acreage Portion or Assessable Building Portion will be allocated that number of Acreage Units or Assessment Units, as applicable, attributable to such Assessable Acreage Portion or Assessable Building Portion, in accordance with the allocations set forth in the Assessment Detail attached hereto."

3. The Declaration is hereby amended to add **Exhibit "E"** attached hereto as **Exhibit "E"** to the Declaration.
4. **No Other Changes.** Except as amended herein, the Declaration remains in full force and effect.

[Signature Page Follows]

IN WITNESS WHEREOF, a duly authorized officer of the undersigned Declarant has executed this Declaration under seal, this 26 day of July, 2024.

DECLARANT:

BRYAN/TRADITIONS, LP, a Texas limited partnership

By: WILLIAM COLE VENTURES GP, LLC, a Texas limited liability company, its General Partner

By: [Signature]  
W. SPENCER CLEMENTS, JR.,  
President

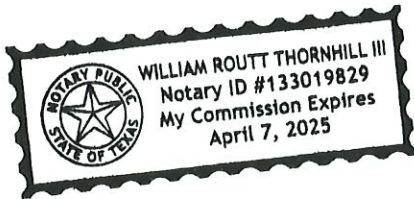
STATE OF TEXAS

§  
§  
§

COUNTY OF BRAZOS

This instrument was acknowledged before me on the 26 day of July, 2024, by W. Spencer Clements, Jr., President of William Cole Ventures GP, LLC, a Texas limited liability company, the General Partner of BRYAN/TRADITIONS, LP, a Texas limited partnership, acting for and on behalf of said limited partnership.

[Signature]  
NOTARY PUBLIC, State of Texas



## EXHIBIT "E"

### Assessment Detail

1. **Definitions.** As used herein, the following defined terms shall have the meanings set out below:

1.1 Acreage Portion. "Acreage Portion" means, with respect to any Lot or other portion of real property within the District (other than Lots on which an Assessable Building Portion is situated), the total number of acres included within the boundaries of such Lot or other portion of real property, in each case, inclusive of all parking areas, except (a) with respect to Lots or other portions of real property within the Lake Walk Sub-District that are subject to the shared parking arrangement set forth by the City of Bryan Planned Development District or (b) as otherwise specifically provided herein.

1.2 Assessable Acreage Portion. "Assessable Acreage Portion" means an Acreage Portion, other than an Acreage Portion owned by the Association or Declarant.

1.3 Assessable Building Portion. "Assessable Building Portion" means a Building Portion, other than a Building Portion owned by the Association or Declarant, for which a Certificate of Occupancy has been issued.

1.4 Building. "Building" means any Structure having a roof supported by columns or walls and built for the support, shelter, or enclosure of persons, chattel, or movable property of any kind and which is located on a Lot.

1.5 Building Portion. "Building Portion" includes: (a) each of the separate portions of a Building described in any document filed with and accepted by the Association (whether or not recorded in the Official Records of Brazos County, Texas) allocating a Building into one or more Building Portions for the applicable Lot based on particular use classifications or otherwise designated as a Building Portion by the Association; and (b) the entirety of a Building if there is no document filed with and accepted by the Association allocating the Building into one or more Building Portions or the Association otherwise determines that the particular use classification is uniform for the entirety of the Building.

1.6 Certificate of Occupancy. "Certificate of Occupancy" includes a certificate of occupancy, temporary certificate of occupancy, or other authorization issued by the appropriate governmental authority in the applicable jurisdiction that permits the occupancy and use of a Building Portion or any part thereof.

Other terms defined herein have the meaning so given them. Any other capitalized term not defined herein will have the meaning set forth in, as applicable, the Declaration or the Bylaws of the Association, as each may be amended or restated from time to time.

2. **Voting and Assessment Allocations Generally.** Each Assessable Acreage Portion and Assessable Building Portion within the District shall be assigned a number of Acreage Units or Assessment Units, as applicable, by the Association for the purposes of (i) allocating Regular Assessments among Assessable Acreage and Assessable Building Portions within the District generally, (ii) allocating Sub-District Assessments among Assessable Acreage and Assessable Building Portions within a particular Sub-District, and (iii) allocating votes among the Members of the Association. The allocation of Acreage Units and Assessment Units is based on a "factor per use" method (the "**Factor Per Use Method**"), which appropriately allocates Assessment responsibilities and voting rights among the Assessable Building Portions and Assessable Acreage Portions, as applicable, based upon the relative burdens and benefits associated with such Assessable Building Portions and Assessable Acreage Portions, respectively, taking into account the applicable parking standards per use classification required by the BioCorridor Planned Development District (the "**BioCorridor PDD**"), whether a Certificate of Occupancy has been issued with

respect to any Building Portion, and whether a particular Assessable Acreage Portion or Assessable Building Portion is located within a Sub-District.

3. **Determination of Acreage Units.** Each Assessable Acreage Portion shall be assigned a number of units ("**Acreage Units**") (i) for the purposes of allocating Regular Assessments among Assessable Acreage Portions within the District generally and allocating votes among the Members of the Association, and (ii) with respect to Assessable Acreage Portions located within the boundaries of a Sub-District or otherwise subject to Sub-District Assessments, for the purpose of allocating Sub-District Assessments among all Assessable Acreage Portions within a particular Sub-District. The number of Acreage Units shall be determined by the Board from time to time in accordance with the Factor Per Use Method and the tables set forth in Sections 3(a) and 3(b) below; provided, that (x) for the purposes of allocating Regular Assessments, all Assessable Acreage Portions with the same use classification shall be assessed in a uniform manner, as described in Section 3(a) below; (y) for the purposes of allocating Sub-District Assessments, all Assessable Acreage Portions with the same use classification and located within the boundaries of the same Sub-District shall be assessed in a uniform manner, as described in Section 3(b) below, and (z) if the Board determines Acreage Units in accordance with any agreement executed by the Association (whether prior to, contemporaneous with, or after the date hereof) and consistent with the parking requirements set forth by the BioCorridor PDD, such determination shall be conclusively deemed to have been in the Board's reasonable good faith judgment.

a. **Acreage Unit Calculation Applicable to Regular Assessment Allocation.** The following table details the use classifications most commonly assigned to Assessable Acreage Portions within the District and the method for determining the number of Acreage Units attributable to each such Assessable Acreage Portion for the purposes of allocating Regular Assessments among all Assessable Acreage Portions within the District generally:

<b><u>Use Classifications</u></b>	<b><u>Acreage Units</u></b>
Retail Sales	1 per acre of land acquired at purchase
Retail Service	1.25 per acre of land acquired at purchase
Restaurant Portion	3.85 per acre of land acquired at purchase
Hotel Portion	0.40 per acre of land acquired at purchase
Multifamily Residential	0.60 per acre of land acquired at purchase
Office Portion	1.00 per acre of land acquired at purchase
R&D/Manufacturing/Warehouse Portion	0.25 per acre of land acquired at purchase
Grocery Portion	1.25 per acre of land acquired at purchase
Entertainment Portion – Non-Theatre	2.50 per acre of land acquired at purchase
Medical or Dental Clinic	1.25 per acre of land acquired at purchase

By way of illustration and not limitation, the following is an example of the Acreage Unit calculation and resulting allocation of Regular Assessments for an Assessable Acreage Portion with a Multifamily Residential use classification that is not located within the boundaries of a Sub-District or otherwise subject to Sub-District Assessments:

Land Size (with parking)/Assessable Acreage Portion: 12 acres  
 2023 Regular Assessment Base Rate: \$2,630 per Acreage Unit  
 Acreage Units: 12 acres \* 0.6 assessable factor = 7.2 Acreage Units  
 Regular Assessment: 7.2 Acreage Units \* \$2,630 = \$18,936

b. **Acreage Unit Calculation Applicable to Sub-District Assessment Allocation.** The following table details the use classifications most commonly assigned to Assessable Acreage Portions that are located within the boundaries of the Lake Walk Sub-District, being the only Sub-District established as of the date hereof, and the method for determining the number of Acreage

Units attributable to each such Assessable Acreage Portion for the purposes of allocating Sub-District Assessments among all Assessable Acreage Portions within the Lake Walk Sub-District:

<u>Use Classifications</u>	<u>Acreage Units</u>
Retail Sales	1 per acre of land acquired at purchase
Retail Service	1.25 per acre of land acquired at purchase
Restaurant Portion	3.125 per acre of land acquired at purchase (exclusive of parking area)
Hotel Portion	0.40 per acre of land acquired at purchase
Multifamily Residential	0.60 per acre of land acquired at purchase (exclusive of parking area)
Office Portion	1.00 per acre of land acquired at purchase
R&D/Manufacturing/Warehouse Portion	0.25 per acre of land acquired at purchase
Grocery Portion	1.25 per acre of land acquired at purchase
Entertainment Portion – Non-Theatre	2.50 per acre of land acquired at purchase
Medical or Dental Clinic	1.25 per acre of land acquired at purchase

By way of illustration and not limitation, the following is an example of the Acreage Unit calculation and the resulting allocation of Regular Assessments and Sub-District Assessments for an Assessable Acreage Portion with a Restaurant use classification that is located in the Lake Walk Sub-District and subject to Sub-District Assessments:

Land Size (with parking): 32,520 square feet (0.747 acres)  
 Land Size (without parking): 10,250 square feet (0.235 acres)  
 2023 Regular Assessment Base Rate: \$2,630 per Acreage Unit  
 Acreage Units Applicable to Regular Assessment Allocation: 0.747 acres \* 3.85 assessable factor = 2.88 Acreage Units  
 Regular Assessment: 2.88 Acreage Units \* \$2,630 = \$7,574

2023 Sub-District Assessment Base Rate: \$10,500 per Acreage Unit  
 Acreage Units Applicable to Sub-District Assessment Allocation: 0.235 acres \* 3.125 assessable factor = 0.734 Acreage Units  
 Sub-District Assessment: 0.734 Acreage Units \* \$10,500 = \$7,707

Combined Regular and Sub-District Assessments: \$7,574 + \$7,707 = \$15,281

4. **Determination of Assessment Units.** Commencing on the issuance of a Certificate of Occupancy, each Building Portion shall be assigned a number of units ("**Assessment Units**") (i) for the purposes of allocating Regular Assessments among Assessable Building Portions within the District generally and allocating votes among the Members of the Association, and (ii) with respect to Assessable Building Portions located within the boundaries of a Sub-District or otherwise subject to Sub-District Assessments, for the purpose of allocating Sub-District Assessments among all Assessable Building Portions within a particular Sub-District. The number of Assessment Units shall be determined by the Board from time to time in accordance with the Factor Per Use Method and the tables set forth below; provided, that (x) for the purposes of allocating Regular Assessments, all Assessable Building Portions with the same use classification shall be assessed in a uniform manner, as described in Section 4(a) below; (y) for the purposes of allocating Sub-District Assessments, all Assessable Building Portions with the same use classification and located within the boundaries of the same Sub-District shall be assessed in a uniform manner, as described in Section 4(b) below; and (z) if the Board determines Assessment Units in accordance with any agreement executed by the Association (whether prior to, contemporaneous with, or after the date hereof) and consistent with the parking requirements set forth by the BioCorridor PDD, such determination shall be conclusively deemed to have been in the Board's reasonable good faith judgment.

In addition to the annual Regular Assessments allocated among Assessable Building Portions, for the year in which a Certificate of Occupancy is issued with respect to an Assessable Building Portion, a one-time capital assessment (the "**Capital Assessment**") in an amount equal to 1/2 of the annual Regular Assessments allocated to such Assessable Building Portion, will be levied against such Assessable Building Portion.

a. Assessment Unit Calculation Applicable to Regular Assessment Allocation. The following table details the use classifications most commonly assigned to Assessable Building Portions within the District and the method for determining the number of Assessment Units attributable to each such Assessable Building Portion for the purposes of allocating Regular Assessments among all Assessable Building Portions within the District generally:

<u>Use Classifications</u>	<u>Assessment Units</u>
Retail Sales	1 per 1000 square feet Gross Building Area (GBA)
Retail Service	1.25 per 1000 square feet Gross Building Area (GBA)
Restaurant Portion	3.85 per 1000 square feet Gross Building Area (GBA)
Hotel Portion	0.40 per 1000 square feet Gross Building Area (GBA)
Multifamily Residential	0.60 per Dwelling Unit
Office Portion	1 per 1000 square feet Gross Building Area (GBA)
R&D/Manufacturing/Warehouse Portion	0.25 per 1000 square feet Gross Building Area (GBA)
Grocery Portion	1.25 per 1000 square feet Gross Building Area (GBA)
Entertainment Portion – Non-Theatre	2.50 per 1000 square feet Gross Building Area (GBA)
Medical or Dental Clinic	1.25 per 1000 square feet Gross Building Area (GBA)

By way of illustration and not limitation, the following is an example of the Assessment Unit calculation, the Capital Assessment calculation, and the resulting allocation of Regular Assessments for an Assessable Building Portion with a Multifamily Residential use classification that is not located within a Sub-District:

Dwelling Units (DU): 300 Dwelling Units  
 2023 Regular Assessment Base Rate: \$250 per Assessment Unit  
 Assessment Units: 300 Dwelling Units \* 0.6 assessable factor = 180 Assessment Units  
 Regular Assessment: 180 Assessment Units \* \$250 = \$45,000

Capital Assessment: \$45,000 \* 1/2 = \$22,500

Combined Regular and Capital Assessments: \$45,000 + \$22,500 = \$67,500

b. Assessment Unit Calculation Applicable to Sub-District Assessment Allocation. The following table details the use classifications most commonly assigned to Assessable Building Portions that are located within the boundaries of the Lake Walk Sub-District, being the only Sub-District established as of the date hereof, and the method for determining the number of Assessment Units attributable to each such Assessable Building Portion for the purposes of allocating Sub-District Assessments among all Assessable Building Portions within the Lake Walk Sub-District:

<u>Use Classifications</u>	<u>Assessment Units</u>
Retail Sales	4 per 1000 square feet Gross Building Area (GBA)
Retail Service	5 per 1000 square feet Gross Building Area (GBA)
Restaurant Portion	12.5 per 1000 square feet Gross Building Area (GBA)
Hotel Portion	1 per Room, 2.5 per 1000 square feet of meeting space, 3.33 per 1000 square feet of office
Multifamily Residential	0.40 per Dwelling Unit
Office Portion	3.33 per 1000 square feet Gross Building Area (GBA)
Grocery Portion	5 per 1000 square feet Gross Building Area (GBA)
Entertainment Portion – Non-Theatre	7.50 per 1000 square feet Gross Building Area (GBA)
Medical or Dental Clinic	5 per 1000 square feet Gross Building Area (GBA)

By way of illustration and not limitation, the following is an example of the Assessment Unit calculation, the Capital Assessment calculation, and the resulting allocation of Regular Assessments and Sub-District Assessments for an Assessable Building Portion with a Restaurant use classification that is located in the Lake Walk Sub-District and subject to the shared parking arrangement set forth by the City of Bryan Planned Development District:

Gross Building Area: 4,200 square feet  
 2023 Regular Assessment Base Rate: \$250 per Assessment Unit  
 Assessment Units Applicable to Regular Assessment Allocation: (4,200 gross building area/1,000 square feet) \* 3.85 assessable factor = 16.17 Assessment Units  
 Regular Assessment: 16.17 Assessment Units \* \$250 = \$4,043

2023 Sub-District Assessment Base Rate: \$330 per Assessment Unit  
 Assessment Units Applicable to Sub-District Assessment Allocation: (4,200 gross building area/1,000 square feet) \* 12.5 assessable factor = 52.5 Assessment Units  
 Sub-District Assessment: 52.5 Assessment Units \* \$330 = \$17,325

Combined Regular and Sub-District Assessments: \$4,043 + \$17,325 = \$21,368

Capital Assessment: \$21,368 \* 1/2 = \$10,684

Combined Regular, Sub-District, and Capital Assessments: \$4,043 + \$17,325 + \$10,684 = \$32,052

5. **Calculation of Assessments.** Each Assessable Acreage and Assessable Building Portion's undivided obligation for Regular Assessments shall be represented by a fraction, the numerator of which is the number of Acreage or Assessment Units assigned to the particular Assessable Acreage Portion or Assessable Building Portion, as applicable, and the denominator of which is the total number of Acreage Units or Assessment Units assigned to all Assessable Acreage Portions or Assessable Building Portions, respectively. Such fraction shall be multiplied by the total dollar amount of the expenses to be assessed in order to determine the dollar amount of the Regular Assessments to be levied against the particular Assessable Acreage Portion or Assessable Building Portion. Except as otherwise determined by the Board, Special Assessments shall be allocated among all Assessable Acreage Portions and Assessable Building Portions in the same manner as set forth above with respect to Regular Assessments. Likewise, with respect to Assessable Acreage and Assessable Building Portions located within the boundaries of a Sub-District or otherwise subject to Sub-District Assessments, each of such Assessable Acreage and Assessable Building Portion's undivided obligation for Sub-District Assessments shall be represented by a fraction, the numerator of which is the number of Acreage or Assessment Units assigned to the particular Assessable Acreage Portion or Assessable Building Portion, as applicable, and the denominator of which

is the total number of Acreage Units or Assessment Units assigned to all Assessable Acreage Portions or Assessable Building Portions within the particular Sub-District. Such fraction shall be multiplied by the total dollar amount of Sub-District Expenses to be assessed in order to determine the dollar amount of the Sub-District Assessments to be levied against the particular Assessable Acreage Portion or Assessable Building Portion.

6. **Computation By Association.** The share of Regular Assessments and Sub-District Assessments (in each case, stated as a percentage) to be levied on each Assessable Acreage or Assessable Building Portion shall be computed at least annually by the Association, acting by and through the Board. If the use classification of an Assessable Acreage or Assessable Building Portion changes during the fiscal year resulting in a change to each Assessable Acreage or Assessable Building Portion's undivided percentage obligation for the applicable Assessments, the Board shall be authorized to adjust the Assessments levied against the Assessable Acreage or Assessable Building Portion effective with such change, but the Board need not reallocate Assessments against all Assessable Acreage or Assessable Building Portions to take into account such change until the budget is re-calculated. Notice of the percentages for each Assessable Acreage or Assessable Building Portion (including a summary of the computations) shall, upon request, be sent to each Owner together with the notice of the Assessment. Declarant (prior to the Turnover Date), and thereafter the Association, shall have the right to establish additional use classifications and the voting and Assessment allocations attributable thereto.

7. **Commencement.** All Lots or other portions of real property within the District owned by a person or entity other than Declarant or the Association are subject to Assessments based upon Acreage Units on Assessable Acreage Portions at land closing(s), continuing until the issuance of a Certificate of Occupancy. Upon the issuance of a Certificate of Occupancy (C/O), each Lot, Building, or other portion of real property within the District owned by a person or entity other than Declarant or the Association are subject to Assessments based upon Assessment Units on Assessable Building Portions.

8. **Base Rates for Regular and Sub-District Assessments.**

a. **Regular Assessment Base Rate.** Regular Assessments are levied by the Board, annually, to fund the anticipated operating and maintenance expenses of the Association. Until changed by the Board, the Regular Assessment base rates for all properties located in the District are (i) \$2,630.00 per Acreage Unit upon land sale closing, and (ii) \$250.00 per Assessment Unit upon the issuance of a Certificate of Occupancy.

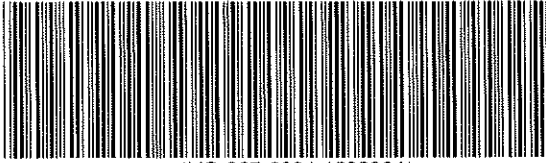
b. **Sub-District Assessment Base Rate.**

i. **For Properties Subject to Shared Parking Arrangement.** Until changed by the Board, the Sub-District Assessment base rates for all properties located in the Lake Walk Sub-District that are subject to the shared parking arrangement set forth by the City of Bryan Planned Development District are (x) \$10,500.00 per Acreage Unit upon land sale closing, and (y) \$330.00 per Assessment Unit upon the issuance of a Certificate of Occupancy.

ii. **For Properties Not Subject to Shared Parking Arrangement.** Until changed by the Board, the Sub-District Assessment base rates for all properties located in the Lake Walk Sub-District that are not subject to the shared parking arrangement set forth by the City of Bryan Planned Development District are (x) \$6,600.00 per Acreage Unit upon land sale closing, and (y) \$200.00 per Assessment Unit upon the issuance of a Certificate of Occupancy.

c. **Changes to Base Rates.** The base rates for Regular Assessments and Sub-District Assessments may be changed by the Board from time to time, as provided in the Declaration.

9. **Calculation of Votes.** Each Assessable Acreage Portion and Assessable Building Portion shall be allocated the number of votes equal to the total number of Acreage Units or Assessment Units assigned to each such Assessable Acreage Portion and Assessable Building Portion for the purposes of allocating Regular Assessments, as described in Section 3(a) and 4(a) herein.



\*VG-267-2024-1535384\*

Brazos County  
Karen McQueen  
County Clerk

Instrument Number: 1535384  
Volume : 19356  
Real Property Recordings

Recorded On: July 31, 2024 04:09 PM

Number of Pages: 12

" Examined and Charged as Follows: "

Total Recording: \$65.00

\*\*\*\*\* 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: 1535384  
Receipt Number: 20240731000103  
Recorded Date/Time: July 31, 2024 04:09 PM  
User: Victoria L  
Station: CCLERK06

Record and Return To:

West, Webb, Allbritton & Gentry  
1515 Emerald Plaza  
COLLEGE STATION TX 77845



STATE OF TEXAS  
COUNTY OF BRAZOS

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 Brazos County, Texas.

Karen McQueen  
County Clerk  
Brazos County, TX