

**UNANIMOUS WRITTEN CONSENT OF THE
BOARD OF DIRECTORS
UNIVERSITY HEIGHTS PHASE I OWNERS
ASSOCIATION, INC.**

As permitted by Texas law, the Board of Directors of UNIVERSITY HEIGHTS PHASE I OWNERS ASSOCIATION, INC., a Texas non-profit corporation (the "Association"), adopts the following resolution by unanimous written consent:

WHEREAS, the Board of Directors (the "Board") of University Heights, Phase I Owners Association, Inc. (the "HOA") having considered the Declaration of Covenants, Conditions and Restrictions of University Heights, Phase I, as amended (the "CCRs") and the current Bylaws (the "Bylaws") of the HOA has determined that certain sections of the CCRs and the Bylaws may be ambiguous or unclear. Accordingly, the Board has adopted the following interpretations of the CCRs and the Bylaws. The Board may, at any time, in its sole discretion, revise or rescind any or all of the following or may add additional interpretations and clarifications. It is therefore

RESOLVED by the Board that the following interpretations and clarifications be and they are hereby adopted as policies of the Board:

1. Maintenance, repair and replacement of roofs and exterior surfaces for all buildings shall be the responsibility of the Board. Maintenance, repair and replacement of roofs and exterior surfaces for Townhome buildings shall be the responsibility of the HOA. Assessments for such Townhome properties may be adjusted from time to time to provide funds for such. All Townhome buildings shall be insured on Form H06 (or its successor).
2. To the extent that any damage or repair to a Property is covered by applicable insurance, any obligation of the Association or the Owners to pay for such repair or damage should be subordinate to amounts recoverable from such insurance policy. To the extent the insurance coverage has lapsed or is otherwise not in force due

to the fault or negligence of the Owner, the Owner should continue to have primary liability for the amount that would otherwise be paid by insurance lest the Association or the other Owners incur the liability.

3. Single-family homes shall be insured by their owners in an amount appropriate to repair or replace Property damaged by fire or other perils.

RESOLVED, that based upon the cost of insurance for the Townhome Properties and a fair allocation of joint costs for the Townhome and single-family homes, from and after July 1, 2023, the monthly assessment shall be as follows:

- | | | |
|----|--------------------------|-----------|
| a. | Townhome Properties | \$ 215.00 |
| b. | Single-family Properties | \$ 165.00 |

EFFECTIVE as of the date of the last signing member of the Board:

<i>Thomas Patterson</i>	dotloop verified 05/30/23 1:39 PM CDT WSTV-M7LI-F9SO-6JGG
-------------------------	---

Tom Patterson	Date
---------------	------

<i>Scott Ball</i>	dotloop verified 05/30/23 1:56 PM CDT AQSH-YUYH-KLAH-M4YK
-------------------	---

Scott Ball	Date
------------	------

<i>Margo G. Wall</i>	dotloop verified 05/30/23 2:02 PM CDT QDMV-FBYB-DHJT-FXCL
----------------------	---

Margo Wall	Date
------------	------