

Board Resolution for Transfer of Common Areas

RESOLUTION OF THE BOARD OF DIRECTORS

OF THE TWENTY FOUR HOMEOWNERS ASSOCIATION, INC.

WHEREAS, The Twenty Four Homeowners Association, Inc. (formerly known as Deed Incumbrance Community of Lakeway Estates Homeowners Association, Inc.) is a Texas nonprofit corporation governed by the Declaration of Covenants, Conditions, and Restrictions for Lakeway Estates (the "Declaration"), recorded in the Official Public Records of Travis County, Texas; and

WHEREAS, Seven Custom Homes, Inc. (the "Declarant") currently holds title to certain real property within the Lakeway Estates subdivision, including:

- LAKEWAY ESTATES REPLAT LOT 25 (PRIVATE STREET), Travis County Property ID 950676 (the "Private Street"); and
- LAKEWAY ESTATES REPLAT LOT 1 (DRAINAGE), Travis County Property ID 950652 (the "Drainage Lot").

WHEREAS, pursuant to Article VII, Section 1 of the Declaration, the Declarant has the right to convey title to Common Areas, including roadways and drainage facilities, to the Association for the common use and enjoyment of the Members; and

WHEREAS, the Board of Directors (the "Board") deems it in the best interest of the Association and its Members to accept the transfer of the Private Street and Drainage Lot to facilitate proper maintenance, management, and use as Common Areas; and

WHEREAS, the Declarant has agreed to execute and record appropriate deeds conveying the Private Street and Drainage Lot to the Association;

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of the Association, effective as of July 28, 2025:

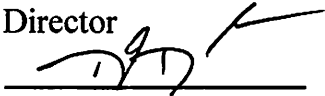
- The Association hereby authorizes and directs the acceptance of the conveyance of the following properties from the Declarant:
 - LAKEWAY ESTATES REPLAT LOT 25 (PRIVATE STREET), Travis County Property ID 950676; and
 - LAKEWAY ESTATES REPLAT LOT 1 (DRAINAGE), Travis County Property ID 950652.
- The President of the Association (or any duly authorized officer) is hereby authorized to execute any deeds, documents, or instruments necessary to effectuate the transfer, including but

not limited to quitclaim deeds or warranty deeds, and to record such documents in the Official Public Records of Travis County, Texas.

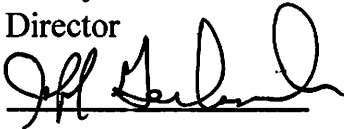
- The Association shall assume responsibility for the maintenance, repair, and upkeep of the transferred properties as Common Areas, in accordance with Article IV, Section 5 (Roadway Maintenance) and other relevant provisions of the Declaration.
- The Board shall notify all Owners of the transfer in accordance with Article III, Section 3.3 of the Bylaws and provide updates on any related assessments or maintenance plans as necessary.
- This Resolution may be executed in counterparts, each of which shall be deemed an original, and all of which together shall constitute one and the same instrument.

IN WITNESS WHEREOF, the undersigned, being all members of the Board of Directors of the Association, have executed this Resolution as of the date first above written.

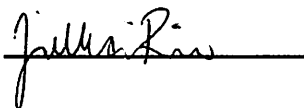
David Lyne
Director

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Jeffrey Gerlach
Director

A handwritten signature in black ink, appearing to read 'Jeff Gerlach', written over a horizontal line.

Jillian Rice
Director

A handwritten signature in black ink, appearing to read 'Jillian Rice', written over a horizontal line.