

The Twenty Four Homeowners Association, Inc.
Architectural Committee

312 Medical Pkwy. Bldg B
Austin, Texas 78738
July 28, 2025

Seven Custom Homes, Inc
312 Medical Parkway, BLDG B
Austin, Texas 78738

Re: Approval of Starlink Satellite Dish Installation at Front Entrance for Gate Operation

Dear Seven Custom Homes, Inc,

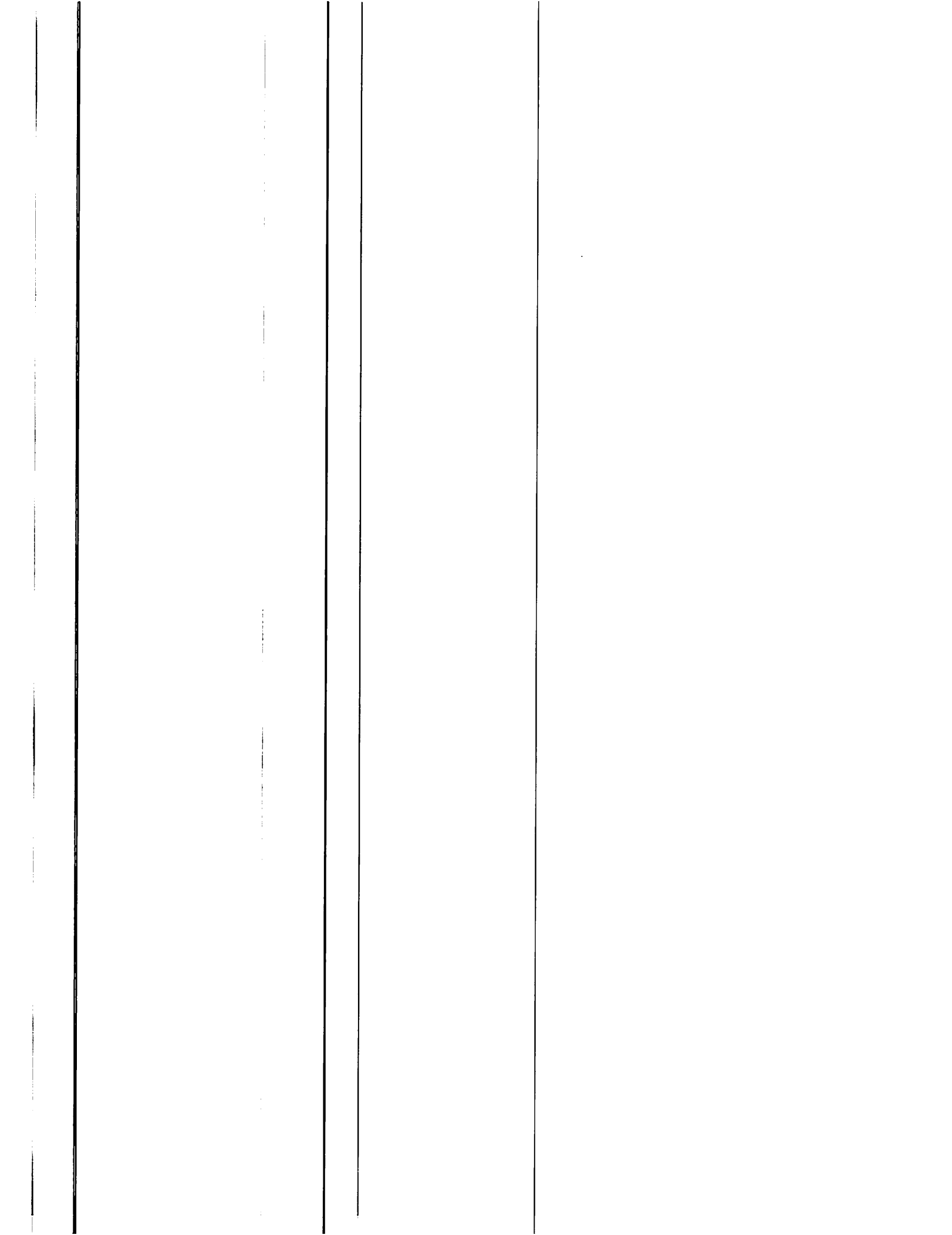
The Architectural Committee of The Twenty Four Homeowners Association, Inc. (formerly known as Deed Incumbrance Community of Lakeway Estates Homeowners Association, Inc.) has reviewed your application dated July 15, 2025 requesting approval for the installation of a Starlink satellite dish (approximately 23 inches in diameter) at the front entrance of the Lakeway Estates subdivision (the "Property") to facilitate the operation of the front gate system. This request was submitted pursuant to Article V of the Declaration of Covenants, Conditions, and Restrictions for Lakeway Estates (the "Declaration"), recorded in the Official Public Records of Travis County, Texas.

After careful consideration, including a review of the proposed plans, specifications, location, and screening measures, the Committee hereby grants approval for the installation, subject to the conditions outlined below. This approval is based on the Committee's determination that the installation complies with the aesthetic standards and restrictions set forth in the Declaration (Article III, Sections 11-12) and the Design Guidelines, and will not adversely affect the overall development plan for the Property.

Approved Installation Details:

- **Location:** The satellite dish may be installed at the front entrance, solely within the Common Area designated for gate operations, and positioned to minimize visibility from streets, adjacent Lots, or other Common Areas.
- **Size and Design:** The dish must not exceed 23 inches in diameter and shall be of a neutral color (e.g., white or gray) to blend with surrounding structures.
- **Purpose:** Limited to providing broadband internet service for the operation of the front gate system.

Conditions of Approval:



- **Screening and Visibility:** The dish must be fully screened from public view (including streets and Common Areas) using appropriate landscaping, fencing, or masonry walls that match the existing aesthetic of the Property. Wooden screening is permitted only if it matches approved accents and is pre-approved by the Committee. No portion of the dish shall be visible from any street or Common Area, in accordance with Article III, Section 12 of the Declaration and Section 2.1.H of the Design Guidelines.

- **Installation Timeline:** Installation must commence within ninety (90) days of the date of this letter and be completed within thirty (30) days thereafter, per Article V, Section 19 of the Declaration. If not completed within this timeframe, re-submission and re-approval will be required.

- **Compliance with Laws:** The installation must comply with all applicable federal, state, and local laws, including City of Lakeway ordinances and Travis County WCID 17 requirements. No encroachments on easements, setbacks, or buffer zones are permitted (Declaration, Article VII).

- **Maintenance:** The dish must be maintained in good condition at all times. Any damage, deterioration, or visibility issues must be addressed promptly, or the Committee reserves the right to require removal or modification at the Association's expense (Declaration, Article III, Section 10).

- **No Variance Implied:** This approval does not constitute a variance from the Declaration or Design Guidelines and does not set a precedent for future approvals (Declaration, Article V, Section 13).

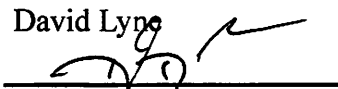
- **Inspection:** The Committee reserves the right to inspect the installation upon completion to ensure compliance. A Certificate of Compliance may be required (Declaration, Article V, Section 18).

Failure to adhere to these conditions may result in revocation of this approval, fines, or other enforcement actions as outlined in Article VI (Assessments and Fines) and Article X (Dispute Resolution) of the Declaration.

If you have any questions or need to modify the plans, please contact the Committee in writing at the address above. This approval is valid for the specified installation only and does not extend to any future modifications or additional antennas/satellite devices.

Sincerely,

David Lyne

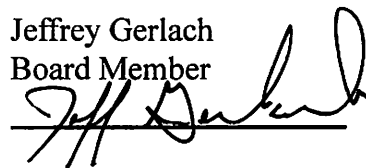


Architectural Committee Member

The Twenty Four Homeowners Association, Inc.

HOA Board of Directors

Jeffrey Gerlach
Board Member



Jillian Rice
Board Member

