

**AUTHORIZATION TO COLLECT REGULAR ASSESSMENTS
DATED JUNE 18, 2024**

WHEREAS, the Board of Directors (the "Board") for Sweetwater Ranch Homeowners Association, Inc. (the "HOA") is charged with the responsibility to conduct business for the benefit of the members of the HOA; and

WHEREAS:

1. The governing documents of the HOA provide for the imposition of an annual assessment (the "Assessment") against each lot within the subdivision; and
2. since the HOA was established, it has been the practice of the Board to assess each lot in the amount of the Assessment with a discounted amount for each additional lot owned by the same person or entity; and
3. the current Covenants and Deed Restrictions ("CDRs") define the Assessment as being "uniformly and equally" applied to "each lot owner;" and
4. it is the practice of the Board to collect the Assessment for each calendar year on January 1st of said calendar year; and
5. it has been the regular practice of the Board to provide a grace period after which the Assessment becomes delinquent and a 10% penalty is imposed on all amounts unpaid; and
6. the condition of the roads within the subdivision has degraded to the point where the HOA anticipates that substantial repair costs must be incurred within the next 5 years; and
7. the Assessment is the appropriate vehicle through which to address the condition of the roads;

NOW, THEREFORE, BE IT RESOLVED that:

1. The Board does not have the legal authority without the membership as a whole to impose the Assessment in a manner that is not uniform and equal as to each lot owner within Phase I and Phase II of the subdivision; and
2. all Assessments are determined for the following calendar year and are due and payable annually on January 1 of that year; and
3. lot owners are afforded a grace period until March 30th of that year; and
4. the Assessment beginning as of this date is \$500.00 per year for each lot within the HOA, and \$350.00 per year for each additional lot owned by the same lot owner; and
5. lot owners are allowed to enter into an alternative payment plan with the HOA as outlined in such document filed with the Navarro County County Clerk and posted on the HOA website; and

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WHEREAS, the Board of Directors (the "Board) for Sweetwater Ranch Homeowners Association, Inc. (the "HOA") is charged with the responsibility to conduct business for the benefit of the members of the HOA; and

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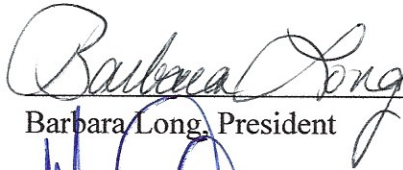
1. The governing documents of the HOA provide for the imposition of an annual assessment (the "Assessment") against each lot within the subdivision; and
2. since the HOA was established, it has been the practice of the Board to assess each lot in the amount of the Assessment with a discounted amount for each additional lot owned by the same person or entity; and
3. the current Covenants and Deed Restrictions ("CDRs") define the Assessment as being "uniformly and equally" applied to "each lot owner;" and
4. it is the practice of the Board to collect the Assessment for each calendar year on January 1st of said calendar year; and
5. it has been the regular practice of the Board to provide a grace period after which the Assessment becomes delinquent and a 10% penalty is imposed on all amounts unpaid; and
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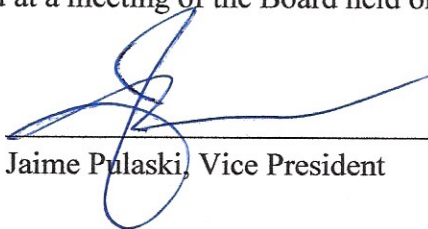
NOW, THEREFORE, BE IT RESOLVED that:

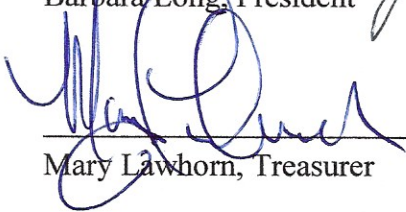
1. The Board does not have the legal authority without the membership as a whole to impose the Assessment in a manner that is not uniform and equal as to each lot owner within Phase I and Phase II of the subdivision; and
2. all Assessments are determined for the following calendar year and are due and payable annually on January 1 of that year; and
3. lot owners are afforded a grace period until March 30th of that year; and
4. the Assessment beginning as of this date is \$500.00 per year for each lot within the HOA, and \$350.00 per year for each additional lot owned by the same lot owner; and
5. lot owners are allowed to enter into an alternative payment plan with the HOA as outlined in such document filed with the Navarro County County Clerk and posted on the HOA website; and

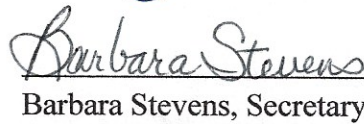
6. upon the expiration of the grace period set forth above, interest at the rate of 10% per annum on all unpaid amounts shall begin to accrue; and
7. all Assessments shall be based on lots as reflected on the original plat map, as filed and recorded in the Records of Navarro County, Texas, such that dividing or combining any lots shall have no effect on the total amount of the Assessment. Any lots which have been replatted prior to this date, will be grandfathered and pay all current and future assessments based upon the replatted lot, unless the owner of such lot chooses to pay according to the original plat map.

This policy is duly and unanimously adopted at a meeting of the Board held on June 18, 2024.


 Barbara Long, President


 Jaime Pulaski, Vice President


 Mary Lawhorn, Treasurer

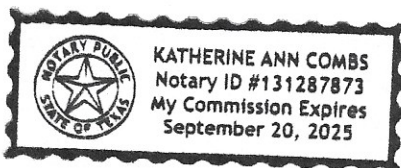

 Barbara Stevens, Secretary



 Thomas LaFrenz, Director

STATE OF TEXAS §
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 COUNTY OF NAVARRO §

BEFORE ME, the undersigned authority, on this day personally appeared Barbara Long, a member of the Board of Directors of Sweetwater Ranch Homeowners Association, Inc., known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she had executed the same on behalf of said Association for the purposes and consideration therein expressed, and in the capacity therein stated.

Given under my hand and seal of this office on this 20th day of June, 2024.

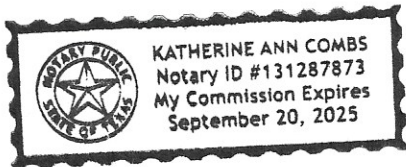



 Notary Public, State of Texas

STATE OF TEXAS §
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COUNTY OF NAVARRO §

BEFORE ME, the undersigned authority, on this day personally appeared Jaime Pulaski, a member of the Board of Directors of Sweetwater Ranch Homeowners Association, Inc., known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he had executed the same on behalf of said Association for the purposes and consideration therein expressed, and in the capacity therein stated.

Given under my hand and seal of this office on this 20th day of June, 2024.

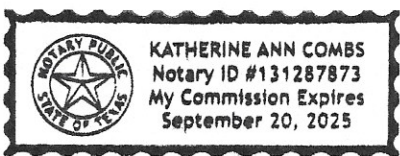


K Combs
Notary Public, State of Texas

STATE OF TEXAS §
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COUNTY OF NAVARRO §

BEFORE ME, the undersigned authority, on this day personally appeared Mary Lawhorn, a member of the Board of Directors of Sweetwater Ranch Homeowners Association, Inc., known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she had executed the same on behalf of said Association for the purposes and consideration therein expressed, and in the capacity therein stated.

Given under my hand and seal of this office on this 20th day of June, 2024.

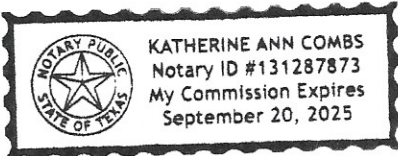


K Combs
Notary Public, State of Texas

STATE OF TEXAS §
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COUNTY OF NAVARRO §

BEFORE ME, the undersigned authority, on this day personally appeared Barbara Stevens, a member of the Board of Directors of Sweetwater Ranch Homeowners Association, Inc., known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she had executed the same on behalf of said Association for the purposes and consideration therein expressed, and in the capacity therein stated.

Given under my hand and seal of this office on this 21 day of June, 2024.

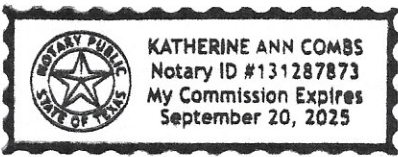


K Combs
Notary Public, State of Texas

STATE OF TEXAS §
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COUNTY OF NAVARRO §

BEFORE ME, the undersigned authority, on this day personally appeared Thomas LaFrenz, a member of the Board of Directors of Sweetwater Ranch Homeowners Association, Inc., known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he had executed the same on behalf of said Association for the purposes and consideration therein expressed, and in the capacity therein stated.

Given under my hand and seal of this office on this 21 day of June, 2024.



K Combs
Notary Public, State of Texas