ELECTRONICALLY RECORDED 2025044887
Williamson County, Texas Total Pages: 8

CERTIFICATE FOR ORDER OR RESOLUTION

STATE OF TEXAS

COUNTY OF WILLIAMSON

We, the undersigned officers of the Board of Directors of Williamson-Travis Counties Municipal Utility District No. 1 of Williamson and Travis Counties, Texas (the "District"), hereby certify as follows:

1. The Board of Directors of the District convened in regular session on the 16th day of April 2025 at The Park at Lakeline Oaks, 1000 Old Mill Road, Cedar Park, Texas, and the roll was called of the duly constituted officers and members of the Board, to-wit:

Beth Jones	President
Hanoi Avila	Vice President/Treasurer
Christopher Rocco	Secretary
David Flores	Assistant Secretary
Carrol Norrell	Assistant Secretary

and all of said persons were present, except for the following absentees: none, thus constituting a quorum. Whereupon, among other business, the following was transacted at said meeting:

RESOLUTION ESTABLISHING DEED RESTRICTION ENFORCEMENT PROCEDURES; ESTABLISHING CIVIL PENALTIES FOR VIOLATIONS OF DEED RESTRICTIONS.

was introduced for the consideration of the Board. It was then duly moved and seconded that the Order or Resolution be adopted, and, after due discussion, the motion, carrying with it the adoption of said Order or Resolution, prevailed and carried by the following vote:

AYES: Dir. Rocco, Dir. Avila, Director Jones, and Dir. Norrell

NOES: Director Flores

2. That a true, full and correct copy of the aforesaid Order or Resolution adopted at the meeting described in the above and foregoing paragraph is attached to and follows this certificate; and that said Order or Resolution has been duly recorded in said Board's minutes of said meeting; that the persons named in the above and foregoing paragraph were duly chosen, qualified and acting officers and members of the Board as indicated therein, that each of the officers and members of said Board was duly and sufficiently notified officially and personally, in advance, to the holding of said meeting for such purpose; that said meeting was open to the public as required by law; that public notice of the time, place and subject of said meeting was given as required by the Texas Government Code, §551.043, as amended, and §49.063 of the Texas Water Code, as amended, and that the undersigned are the duly chosen, qualified and acting officers of the current Board of Directors.

SIGNED AND SEALED the 16th day of April, 2025.

Secretary Christopher Rocco
Board of Directors

President Beth Jones
Board of Directors

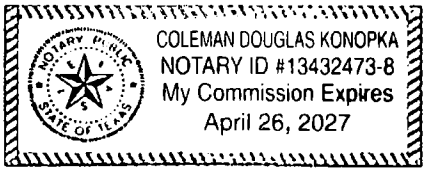
4936-0694-6869.v1

THE STATE OF TEXAS

COUNTIES OF WILLIAMSON AND TRAVIS

BEFORE ME, the undersigned authority, appeared Christopher Rocco and Beth Jones, known to me to be the persons and officers whose names are subscribed to the foregoing instrument and affirmed and acknowledged that said instrument is true and correct, and that they executed the same for the purpose and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 16th day of April, 2025.



Notary Public in and for the State of Texas

(NOTARY SEAL)

AN ORDER OF THE BOARD OF DIRECTORS OF WILLIAMSON-TRAVIS COUNTIES MUNICIPAL UTILITY DISTRICT NO. 1; ESTABLISHING DEED RESTRICTION ENFORCEMENT PROCEDURES; ESTABLISHING CIVIL PENALTIES FOR VIOLATIONS OF DEED RESTRICTIONS

WHEREAS, Williamson-Travis Counties Municipal Utility District No. 1 ("District") is a political subdivision created and operating pursuant to Chapters 49 and 54, Texas Water Code, as amended; and

WHEREAS, Section 54.237 of the Texas Water Code, provides the District with authority to "take all actions necessary to enforce a restriction, including the initiation, defense, or intervention in litigation or an administrative proceeding to enjoin or abate the violation of a restriction when, in the reasonable judgment of the board of directors of the [D]istrict, enforcement of the restriction is necessary to sustain taxable property values in the [D]istrict"; and

WHEREAS, the District is comprised of many sections including, but not limited to, Anderson Mill West, Volente Hills, Hunter's Glenn I and II, and Lakeline Oaks and each section may have deed restrictions associated with each lot within said section; and

WHEREAS, the Board Of Directors of the District ("Board of Directors") finds that enforcing deed restrictions will help sustain taxable property values within the district; and

WHEREAS, the Board of Directors finds that adopting policies for violations of the deed restrictions under Section 54.237 of the Texas Water Code will establish preliminary procedures for persons cited for violating deed restrictions.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF WILLIAMSON-TRAVIS COUNTIES MUNICIPAL UTILITY DISTRICT NO. 1 THAT:

Findings Of Fact.

The forgoing recitals are true and accurate findings of the Board of Directors.

Adoption Of District Policy For Deed Enforcement.

The deed restrictions which are common or substantially in common to each section where the Board of Directors has authority to enforce such deed restrictions, and the deed restrictions which protect the health and safety of the District, or prohibit nuisances in the District (the "Deed Restrictions"), and are in the reasonable judgment of the Board of Directors necessary to sustain the taxable value of the District will be considered actionable upon photo documentation of violations through a proactive

approach of deed enforcement. The deed restrictions for each section where the Board of Directors has authority to enforce such deed restrictions are declared to be policies of the District.

The District will contract with an independent company which is tasked to inspect participating sections located within the boundaries of the District and photo document active violations occurring in the District within certain time periods. The proactive approach will serve to remove the stigma of neighbors reporting on neighbors and will eliminate the possibility of selective enforcement.

The Board of Directors of the District has created a Deed Enforcement Committee which will determine, based upon valid and actionable photo documentation, whether a person is violating a specific and explicit deed restriction on property within the District of which the Board of Directors has determined necessary to sustain the taxable property value of the District.

The Deed Enforcement Committee will seek approval from the Board of Directors of the District to provide deed enforcement services to any active HOA that requests deed enforcement services. The Committee will direct the Contractor to add or remove HOA-maintained sections to the inspection section. The Active HOA will take responsibility for notifications and protocols for properties within its jurisdiction.

Any and all communications to residents regarding the photo documented violations will be the sole decision of the Deed Enforcement Committee and will follow the notification protocol put forth below.

NOTIFICATIONS AND CIVIL PENALTIES FOR DEED RESTRICTION VIOLATIONS

For any notice provided under this section, the designee will work solely on the directive of the Deed Enforcement Committee, with the authority provided by the Board of Directors, to produce a notice to distribute to the violating party.

Any property owner or resident of the District may find applicable deed restrictions on the District website. Notifications of violations will be delivered to both property owner and the resident occupying the property after the active violation has been documented. Property owners and residents will be held responsible for resolving violation concerns in a timely manner.

FRIENDLY REMINDERS:

The Deed Enforcement Committee will initiate this protocol with a series of Friendly Reminders. Residents and Property Owners will be given ample time to remedy any active violations. The Deed Enforcement Committee will review photo documentation and give directives to the contractor regarding communications with the property owner and resident.

The Deed Enforcement Committee will be responsible for the approval of the friendly reminder template and will direct the contractor when and how many reminders to send before moving on to the First Notice (defined below).

The delivery method of Friendly Reminders is dependent upon the amount of outside interference of deed enforcement and the decision of the Committee.

FIRST NOTICE

The Deed Enforcement Committee will give directive for the following options:

Photo documentation- color /black or white

Date / time stamp requirements

Regular postal/certified

Confirmed CCR pertaining to violation

Remedy time for the photo documented violation to be corrected

Determine when to move to Second Notice

SECOND NOTICE

The Deed Enforcement Committee will give directive for the following options:

Photo documentation- color /black or white

Date / time stamp requirements

Regular postal/certified

Confirmed CCR pertaining to violation

Remedy time for the photo documented violation to be corrected

Determine when to move to Third Notice

THIRD NOTICE:

The Deed Enforcement Committee will give directive for the following options:

Photo documentation- color /black or white

Date / time stamp requirements

Regular postal/certified

Remedy time for the photo documented violation to be corrected

Determine when to escalate to Penalty Phase

CIVIL PENALTIES.

Any and All Civil Penalty Notices will be delivered via certified mail, Confirmation receipt required. Certified mail correspondence will be mailed and received at the District office at 1000 Old Mill Road, Cedar Park, Texas.

Civil Penalty Notice 1- $50.00

The property owner and resident will be given a period of time to remedy the violation before imposing a second penalty. Period of time to be determined by the Committee.

Civil Penalty Notice 2- $50.00

The property owner and resident will be given a period of time to remedy the violation before imposing a third penalty. Period of time to be determined by the Committee.

Civil Penalty Notice 3- $50.00

The property owner and resident will be given a period of time to remedy the violation. Period of time to be determined by the Committee.

Once the Civil Penalty Notice Protocol is exhausted and the violator does not exhibit or demonstrate any progress or effort to cure the violation, the Deed Enforcement Committee will bring the issue to the Board of Directors to initiate a remedy through civil litigation.

The remedies provided in this document shall not be exclusive and the District shall also have the right to sue any violator to enforce a deed restriction seeking injunctive relief, damages, and any other remedy available under the law. Regardless of the status of a violation as to the sequence of violation enforcement, any violation condition which, in the opinion of the Deed Enforcement Committee is so egregious as

to require emergency or expedited action, can be referred to County Law Enforcement or any other applicable authority, or to the District's Legal Counsel.

APPEALS.

Any Resident/Property Owner receiving a violation notice may appeal the violation to the Board at the District's next regular Board of Directors meeting. Residents wishing to appeal have 3 minutes to discuss the violation with the Board. The Deed Enforcement Committee will bear responsibility for providing background information to the Board.

PRIOR ORDERS TERMINATED.

The prior Order of the District regarding Deed Restriction Enforcement adopted on January 17, 2024 was rescinded at the District's March 19, 2025 Board meeting. A full account of the actions taken can be found in the District's March 19, 2025 meeting minutes, which can be found on the District's website.

Any previous order or conflicting policy related to the enforcement of deed restrictions that conflicts with this Order is hereby repealed to the extent that it conflicts with this Order.

Passed and approved the 16th day of April 2025.

President: Board of Directors _____

Vice President _____

Secretary _____

Attest _____

ELECTRONICALLY RECORDED
OFFICIAL PUBLIC RECORDS

2025044887

Pages: 8 Fee: $49.00
06/10/2025 04:10 PM
PKINNE

Nancy E. Rister, County Clerk
Williamson County,Texas