

**ACKNOWLEDGMENT OF DECLARANT AND
RESOLUTION OF BOARD OF DIRECTORS FOR
COMMUNITY WIDE STANDARD**

**LEWISVILLE LAKEWOOD HILLS
HOMEOWNER'S ASSOCIATION, INC.**

WHEREAS the undersigned, on this 17th day of October, 2017, being a duly authorized representative of Centurion Acquisitions, L.P., a Texas limited partnership, (the "Declarant"), as named in that Covenants, Conditions and Restrictions recorded September 21, 2017, in the Denton County Clerk's Office; and

WHEREAS Declarant has all rights, power, and authorities and pursuant to the Declaration, the Declarant does hereby affirm its rights to subject the Association to certain Community-Wide Standards which shall mean the standard of conduct, maintenance and appearance which shall be generally prevailing throughout the community and development. Under Article 1, Section (j), the Community-Wide Standard may contain objective elements at the Declarant's sole discretion and any such standard may or may not be in writing. According to Section (j) of Article 1, once the Community-Wide Standard is established, it shall be the Board's responsibility to maintain such standards and not allow them to fall below the levels established during the Declarant Period or as of the date the Class B status terminates.

NOW, THEREFORE, IT IS RESOLVED that the following guidelines for the Community-Wide Standard are established:

The Community-Wide Standard may or may not be in writing and will likely evolve as development progresses and as the Property changes. The Community-Wide Standard shall not fall below the level established for the Property as of the date the Declarant Period or Class B status expires. The Community-Wide Standard is enforceable, whether in writing or not, the same as any other restriction, rule, or regulation within the Governing Documents, or which is adopted or otherwise amended at any time and from time to time. Any violation of a Community-Wide Standard shall be enforced the same as a violation based on any written rule or restriction and shall carry the same enforcement rights and measures as any other violation.

**PARTIAL LIST OF STANDARDS PER THE DECLARANT TO BE ENFORCED AS A
COMMUNITY RULE:**

- To help facilitate a uniform look to the Lots that is aesthetically pleasing, landscape borders and tree rings are preferred to be a solid, consistent wall made of brick or stone matching the home and mortared together for that smooth, consistent look. Other borders may be allowed, notwithstanding, they must be aesthetically pleasing, not stacked haphazardly, consisting only of stone, brick, or other acceptable border materials, and must be always kept in good repair.

- All lawns and landscape are to be kept in good order with regular mowing and edging, especially any portion of the Lot visible from the street. Lots should be routinely treated for weeds and all landscape beds must be kept free of weeds and landscape is to be kept in healthy growing order.
- Trash and recycling containers are to be kept stored out of public view except for times of pickup. Storage on the side of the home can be considered if the containers are screened from the front and side with an acceptable screening such as live screening tall enough to conceal the containers from the front and side, or fence matching the existing fence. Concrete pads are okay if screened. Prior written approval of the ARC must be obtained for storage of containers on the side of the home. No storage on driveways should be allowed. The ARC and Compliance divisions is charged with the responsibility to ensure this rule is maintained throughout the community to help ensure the community looks clean and clutter free. No exception or change to this rule is allowed without Declarant permission during the Declarant and/or Class B period.
- Exterior of homes should always be kept in good repair.
- **No exterior modifications to the home or Lot without prior written approval of the ARC.**
- Common areas and entryways are to be always kept well maintained. Periodic washing and/or refurbishing of monuments and signs should be done. Landscape within common areas is to be always kept in healthy condition and aesthetically pleasing. The community consists of many common areas that serve as drainage areas and culverts; therefore, the continual maintenance and upkeep of these areas is essential to ensure runoff into the designated drainage areas and culverts is not hindered or altered in any way.
- No recreation vehicles, oversized or commercial vehicles should be allowed during the development period if it causes the streets to be crowded and/or look unsightly.
- Streets should be periodically swept to keep them in a clean and neat order. Builders who create mud and debris in the streets should hire and pay for the street sweepers.
- No rent, lease, or for sale signs allowed during the development period without the ARC's written permission.

The list provided is not inclusive and the Declarant may, and probably will, contact the ARC and Compliance Divisions of the Managing Agent during the development period to instruct additional rules and/or regulations the Declarant desires to be carried out. The Association and

Managing Agent shall be expected to perform whatever amendment or adoption of documents that are needed to always sustain the Declarant's development and community standards. Additional instruction may be communicated via phone, e-mail, text or by any other means the Declarant deems appropriate.

Other facts to consider. The below does not constitute all rules or requirements :

- Owners / occupants will be notified of a violation and the Owner / occupant shall have a set number of days in which the violation should be cured. Be advised that certain violations may have different notice requirements and carry greater fines than other violations based on the nature, severity, or reoccurring nature of the violation. For example, non-curable or incurable violations or actions and/or violations by an Owner or any occupant that threatens the health, safety, and/or welfare of any resident, property, person, place, or thing.
- The Association is within its rights to accept written statements or affidavits from Owners or any resident or occupant who eye witnesses a violation occurring without photo proof required. Additionally, the Association may accept video feeds from ring doorbells, security cameras, or other types of video or media sources.
- If the problem is not corrected within the set number of days indicated in the notice, the Association shall have the right to move to Self-Help actions and may hire a contractor or designate any vendor or person capable of abating the violation, and the Owner will be billed for all cost associated with the abatement. Additionally, fines up to the maximum allowed per violation occurrence may be levied depending upon the severity or reoccurring nature of the violation.
- Any violations not corrected by an Owner, or any occupant may face additional daily or weekly fines and/or Self-Help actions. At the Board's sole discretion, a suit for non-compliance with the Governing Documents and rules of the Association may also be filed.
- An Owner may request an extension from time to time and the Board or its assigned delegates may authorize one (1) extension which shall not exceed thirty (30) days without the express written consent of the Board. Notwithstanding, an exclusion to this rule shall be the replacement of trees or other landscape which must be planted during optimal growing seasons.

This is to certify that the foregoing Community Wide Standard was adopted by the Board of Directors, in accordance with Section 209.005 of the Texas Property Code and serves to supplement and/or enhance any provisions in the Covenants, Conditions and Restrictions, any Policy adopted by the Association, its Bylaws, or other governing document speaking to the governance and enforcement or rules and regulations within the community. The Board of Directors is tasked with the continual enforcement of the Community-Wide Standard. After the Declarant Period, the Community-Wide Standard may be amended but should not fall below those standards set forth in order to maintain the beauty and aesthetic standards adopted and set forth for the community.

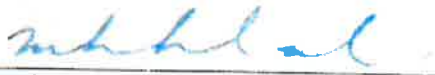
Executed this 17th day of October, 2017.

DECLARANT:



Mehrdad Moayedi, Managing Member,
Centurion Acquisitions, L.P., Declarant,
On behalf of Lewisville Lakewood Hills Homeowner's Association, Inc.

BOARD OF DIRECTORS:



Mehrdad Moayedi, President



Brock Babb, Vice President



Victor Tannous, Secretary