

RESOLUTION OF BARTON CREEK NORTH MASTER ARCHITECTURAL
CONTROL COMMITTEE

The Chairman called on Jack Edrington to present a proposal related to responsibility for oversight of maintenance of Improvements.

Jack Edrington noted a long-standing practice of the MACC to defer to the boards of directors of individual Development Areas concerning oversight of maintenance of Improvements by Owners. He stated that the Development Area Declarations for each Development Area where the MACC exercises responsibility (all except for a few development areas) specify that each owner is responsible for maintenance of his or her property as necessary to preserve the appearance and value of all property in Barton Creek North and that oversight responsibility is placed on the MACC under the applicable Development Area Declaration. Mr. Edrington further observed, however, that the MACC has authority pursuant to Section 6.02(j) of the Master Declaration to delegate any of its responsibilities to individual Development Area architectural committees and, in fact, the MACC has informally delegated oversight responsibility for maintenance for many years.

To avoid uncertainty and confusion, Mr. Edrington proposed formalizing the current practice by formally delegating and assigning responsibility for maintenance oversight to the individual Development Area architectural committees specified in the attached form of Delegation and Assignment to be used to accomplish this purpose.

Following a thorough discussion, upon motion duly made and seconded, it was unanimously

RESOLVED, that oversight responsibility with respect to maintenance of Improvements by Owners is hereby delegated and assigned to each individual Development Area architectural committee to the extent and in the manner described in the form of Delegation and Assignment presented to this meeting, and that the informal standing practice is hereby ratified and confirmed;

RESOLVED, that the form of Delegation and Assignment presented to this meeting is hereby adopted and approved and that the Chairman is authorized to sign such instrument and the Property Manager is hereby instructed and authorized to send written notice, including copies of this Resolution and the Delegation and Assignment to those Development Area Association Boards and if or when established, those Development Area Architectural Committees, specified in the form of Delegation and Assignment;

RESOLVED, that the Property Manager is instructed to file the attached form of Delegation and Assignment with the records of this meeting and that the Attorney for the MACC is hereby authorized and directed to draft formal recordable documents further evidencing the Delegation and Assignment and upon execution shall record such documents in the Official Public Records of Travis County, Texas; and

RESOLVED, that the Chairman of the MACC and any or all of the members of the MACC are hereby authorized to execute such formal recordable documents evidencing the Delegation and Assignment.


DELEGATION AND ASSIGNMENT

IN ACCORDANCE WITH Section 6.02 (j) of the Master Declaration of Covenants, Conditions and Restrictions for Barton Creek North, The Master Architectural Control Committee (the "MACC") hereby delegates and assigns its oversight responsibility with respect to the duty of each Owner to maintain all Improvements, whether permanent or temporary, located on his or her Lot or limited common element, including the residence, all other structures and landscaping, as deemed necessary to preserve the appearance and value of Property in Barton Creek North, to each Development Area Architectural Committee in Barton Creek North, but only with respect to its Development Area. This delegation and assignment only applies to the following Development Areas: The Foothills; Governor's Hill; North Rim; The Ridge; The Terraces; Wimberly (phase I); The Woods; Woods II; and Woods III .

The MACC reserves, however, all of its other authorities and responsibilities, including approval of all installations, modifications or alterations of the exterior appearance of any Improvements, as set forth in the Master Declaration, Development Area Declarations and applicable Architectural Guidelines.

Capitalized terms have the same meaning as set forth in the Master Declaration.

EXECUTED this 17th day of June, 2009.



Richard Walker, Chairman
Barton Creek North
Master Architectural Control Committee