

**CERTIFIED RESOLUTION OF THE BOARD OF DIRECTORS
OF
PARK AT BLACKHAWK AND LAKESIDE HOMEOWNERS ASSOCIATION, INC.
ADOPTION OF TREE POLICY**

Cross Reference to that certain Park at Blackhawk and Lakeside at Blackhawk Master Declaration of Covenants, Conditions and Restrictions recorded at Document No. 2002010202 of the Official Public Records of Travis County, Texas; and that certain Bylaws of Park at Blackhawk and Lakeside Homeowners Association, Inc., recorded at Document No. 2012024542 of the Official Public Records of Travis County, Texas.

CERTIFIED RESOLUTION OF THE BOARD OF DIRECTORS
OF
PARK AT BLACKHAWK AND LAKESIDE HOMEOWNERS ASSOCIATION, INC.
ADOPTION OF TREE POLICY

This Certified Resolution is made by the Board of Directors of Park at Blackhawk and Lakeside Homeowners Association, Inc. (the “**Board**”) to provide a framework, but not exhaustive, set of guidelines for Members of the Park at Blackhawk and Lakeside Homeowners Association, Inc. (the “**Association**”) regarding tree landscaping upon Lots with the Park at Blackhawk and Lakeside Subdivision (the “**Subdivision**”).

RECITALS:

A. WHEREAS, the Association is a Texas nonprofit homeowners Association located in Travis County, Texas, established by that certain Park at Blackhawk and Lakeside at Blackhawk Master Declaration of Covenants, Conditions and Restrictions recorded at Document No. 2002010202 of the Official Public Records of Travis County, Texas (the “**Declaration**”);

B. WHEREAS, the Association is further governed by those certain Bylaws of Park at Blackhawk and Lakeside Homeowners Association, Inc., recorded at Document No. 2012024542 of the Official Public Records of Travis County, Texas (hereinafter the “**Bylaws**”);

C. WHEREAS, pursuant to Article V, Section 5.4(a) of the Declaration the Master Association and the Board, acting on behalf of the Master Association, shall have the power and authority at all times to make, establish and promulgate such Park at Blackhawk and Lakeside Rules not in conflict with the Declaration, as it deems proper, covering any and all aspects of its functions;

D. WHEREAS, pursuant to Article V Section 4(j) of the Bylaws the Board shall have the power to adopt such Park and Blackhawk and Lakeside Rules as the Board may consider necessary for the management of the Property, such rules and regulations may address minimum standards of property maintenance;

NOW THEREFORE, BE IT RESOLVED that at a duly called and noticed meeting of the Association’s Board of Directors conducted on the 13 day of November, 2023 the Board of Directors approved to adopt the Tree Policy attached hereto as Exhibit “A”

BE IT FURTHER RESOLVED that this Tree Policy shall be effective upon the recording of this Resolution and attached Tree Policy in the Official Public Records of Travis County, Texas.

[Signature Page to Follow]

CERTIFICATE OF ADOPTION

The undersigned, EDDIE GARCIA, as the duly elected, qualified and acting President of the Park at Blackhawk and Lakeside Homeowners Association, Inc., a Texas Nonprofit Corporation, hereby certifies on behalf of the Association that the resolution set forth herein was duly adopted by the Board of Directors of the Association at the properly noticed meeting of the Board of Directors held on the 13 day of NOVEMBER, 2023.

**PARK AT BLACKHAWK AND
LAKESIDE HOMEOWNERS
ASSOCIATION, INC.**

BY: Eddie Garcia

NAME: EDDIE GARCIA

TITLE: President HOA

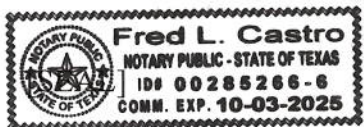
STATE OF TEXAS §

§

COUNTY OF TRAVIS §

BEFORE ME, the undersigned Notary Public, on this 13 day of November 2023, by Eddie Garcia, President of Park at Blackhawk and Lakeside Homeowners Association, Inc., a Texas non-profit corporation, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that the instrument was executed for the purposes and consideration therein expressed, on behalf of said corporation.

Given under my hand and seal of this office this 13th day of November 2023.



Fred L. Castro
Notary Public Signature

AFTER RECORDING PLEASE RETURN TO:
Adam Pugh
CAGLE PUGH, LTD. LLP
4301 Westbank Dr., Bldg. A., Ste. 150
Austin, Texas 78746

Exhibit "A"

Park at Blackhawk and Lakeside Homeowners Association, Inc.
Tree Policy

Definitions

1. **Caliper:** The diameter of a tree trunk measured 6 inches above the ground for trees up to and including 4-inch caliper size, and 12 inches above the ground for larger sizes.
2. **Front Yard:** The area within a lot that lies between the front boundary of the lot and the front face of the building situated on the lot.
3. **Lot:** A parcel of land within the Park at Blackhawk and Lakeside community.

Guidelines

Tree Loss and Planting

1. **Minimum Number of Trees.** All lots must have at least two (2) trees planted in the front yard.
2. **Tree Replacement:**
 - a. **Single Tree Loss:** If one tree dies, or is damaged and must be removed, and the remaining tree has at least an 8-inch caliper, a second tree need not be planted.
 - b. **Insufficient Caliper:** If the remaining tree has a caliper size smaller than 8 inches, a second tree must be planted.
 - c. **Loss of Both Trees:** If both trees die, or are damaged and must be removed, at least two (2) new trees must be planted.
3. **Newly Planted Trees:** Any newly planted tree must meet the following minimum size requirements:
 - a. A minimum caliper size of 1 inch.
 - b. A minimum height of 6 feet.