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To the Members of the Lakecliff on Lake Travis
Property Owners Association

Re: ***Mandatory Assessment Obligations***

Dear Members:

This firm represents Lakecliff on Lake Travis Property Owners Association (the "Association"). As you know, the properties under the control of the Association are subject to restrictive covenants, policies and rules and regulations (the "Restrictions") that govern the use of Lots in the Subdivision. One such restrictive covenant regards a Lot owner's mandatory obligation to pay Assessments. As Assessments are the lifeblood of a property owners' association, the Association's collection and payment of those Assessments is crucial to the financial viability and success of the community. The purpose of this document is to clarify Lot owners' Assessment obligations for the benefit of current and future owners of Lots within the Subdivision.

Per Article 5, Section 5.1 of the Restrictions, each Lot is subject to an annual Assessment. "Lots" are defined to include each of the Lots shown on the "Plat." The "Plat" includes the recorded Plats for each Section of the Association as specifically identified in the Restrictions. Therefore, each "Lot" is responsible for the payment of one (1) annual Assessment.

As such, if an individual Lot owner purchases multiple Lots and combines and/or replats those Lots into one single lot for county tax or other purposes, that Lot owner remains responsible for payment of Assessments on the Lots as they are currently platted in the Consolidated, Amended and Restated Declaration of Covenants, Conditions and Restrictions recorded in the Official Public Records of Travis County, Texas on March 13, 2019, as amended. **Each Lot, regardless of whether or not that Lot has been subsequently combined, consolidated and/or re-platted, is responsible for payment of Assessments in accordance with the identification of that Lot on the Plat for the Subdivision.** For example, if an owner buys five (5) Lots and combines them into one (1) lot via a recorded replat, that owner is still obligated to pay five (5) assessments, because the Lot was identified as five (5) Lots on the original Plat for the Subdivision.

Such a payment obligation is customary in the property owners' association housing model, as it ensures fairness and equality among Lot owners and their contributions to the financial success of the Association. In fact, Article 5, Section 5.8 of the Restrictions entitled "Equality of Assessments and Charges" provides as such, as it specifically provides that Assessments payable by each Lot are determined by dividing the total Assessment by the total number of Lots in the Subdivision.

Sincerely,

STEPTOE & JOHNSON PLLC

A handwritten signature in blue ink that reads 'Leah K. Burton'.

Leah K. Burton, Member