



Dyana Limon-Mercado

Dyana Limon-Mercado, County Clerk
Travis County, Texas

Jun 27, 2025 03:59 PM Fee: \$33.00

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Electronically Recorded

RESOLUTION
of
THE BOARD OF DIRECTORS
for
LAKECLIFF ON LAKE TRAVIS PROPERTY OWNERS ASSOCIATION
regarding
SECTION 11 LANDSCAPING MAINTENANCE

THE STATE OF TEXAS §
 §
COUNTY OF TRAVIS §

I, Dan Wittner, President of Lakecliff on Lake Travis Property Owners Association (the "**Association**") certify that not less than a majority of the Board of Directors of the Association approved the following Resolution at a duly noticed Board meeting held on June 12, 2025, at which a quorum was present.

RECITALS:

1. Lakecliff on Lake Travis, a subdivision in Travis County, Texas (the "**Property**") is subject to and governed by that certain Lakecliff on Lake Travis Amended and Restated Declaration of Covenants, Conditions and Restrictions, recorded at Clerk's File No. 2024025575 of the Official Public Records of Travis County, Texas, as amended and supplemented (the "**Declaration**"), and any other property that has been annexed into and/or subjected to the authority of the Association

2. The Board of Directors of the Association (the "**Board**") is the entity responsible for the operation of the Association in accordance with and pursuant to all covenants, conditions and restrictions set forth in the Association's Dedicatory Instruments (as defined by the Texas Property Code).

3. Article 4, Section 4.1 of the Declaration provides the Association, through its Board, with the right, power and obligation to provide for the management, construction, maintenance, repair, replacement, administration, insurance and operation of the Property and to enter into activities regarding enforcement of the restrictions as the Board deems reasonably necessary or appropriate to maintain and operate the Property as viable residential development.

4. Article 2, Section 2.4 of the Declaration provides that the Association maintain the landscaping for Lots Three (3) to Twenty-Two (22) and Lots Twenty-Five (25) through Forty-Two (42) in previously identified Lakecliff on Lake Travis Section Eleven ("Section 11 Lots").

5. Pursuant to the authority conferred on the Association through Article 4, Section 4.1 of the Declaration, the Board has determined it to be in the best interest of the Association to provide the Owners of the Section 11 Lots with additional landscaping maintenance options.

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6. The Board desires to provide the Owners of the Section 11 Lots with the option to (1) allow the Association to continue maintenance of the landscaping on their Lots; or to opt out of those services and assume the responsibility to maintain the landscaping on their Lots.

NOW, THEREFORE, BE IT RESOLVED as follows:

1. Owners of Section 11 Lots may elect to opt out of the Association's continued maintenance of the landscaping of their Lots and assume the responsibility for the maintenance of the landscaping of their Lots.

2. Owners who elect to opt out from the existing services, will be required to execute an acknowledgement confirming their commitment to assume the responsibility to maintain their landscape and intention to adhere to the landscape maintenance requirements and restrictions contained in the Association's Dedicatory Instruments.

3. Owners may change their opt out election on October 1st of each year. If no change is made on October 1st, the Owner's existing election will continue for the ensuing calendar year. If the Owner changes their election regarding their landscape maintenance, the change will take effect on January 1st of the ensuing calendar year.

4. If an Owner of a Section 11 Lot that opted out of the Association's services fails to perform their Lot's landscaping maintenance services, such failure will constitute a violation of the Association's Dedicatory Instruments and will subject the Owner to enforcement action in accordance with the Association's Fine and Enforcement Policy.

CERTIFICATION

I hereby certify that I am the duly elected and acting President of the Board of Directors of the Association and that this Resolution was approved by not less than a majority vote of the Board, as set forth above to be effective as of the date of the recording of the Resolution in the Official Public Records of Travis County, Texas.

IN WITNESS WHEREOF, I have hereunto subscribed my name on the date shown below.

LAKECLIFF ON LAKE TRAVIS PROPERTY OWNERS
ASSOCIATION, a Texas nonprofit corporation


By: Daniel C. Wittek
Name: Daniel C. Wittek
Its: President

THE STATE OF TEXAS §
§
COUNTY OF Travis §

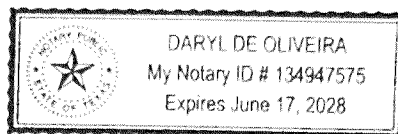
Before me, the undersigned authority, on this day personally appeared
Daniel C. Wittek
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_____, Board Director for Lakecliff on Lake Travis Property Owners Association, a Texas nonprofit corporation, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that s/he executed the same for the purposes and considerations therein expressed and in capacity therein and herein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 21st day of JUNE, 2025.



Notary Public in and for the State of Texas



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