

MUELLER MASTER COMMUNITY, INC.

BOARD OF DIRECTORS RESOLUTION

RESOLUTION NUMBER 2026-001

Adopting Row Home/Shop Home Special Assessment

WHEREAS, on or about May 28, 2025, a wind and hail storm caused substantial damage to buildings within Mueller for which the Mueller Master Community, Inc. (the "Master Association") has insurance responsibility, specifically including buildings identified as Row Homes and Shop Homes under various Supplemental Covenants; and

WHEREAS, the Board of Directors of the Master Association (the "Board") filed and adjusted all insurance claims associated with damage caused by the storm and has obtained reliable and detailed estimates of the cost of repairing or restoring the buildings to substantially their condition prior to the damage; and

WHEREAS, the estimated cost of repairing or restoring the buildings of \$16,300,000 exceeds the amount of the insurance proceeds received from the claim plus additional funds available for repairs, which are estimated to be in the amount of \$10,400,000; and

WHEREAS, Chapter 9, Section 9.4 of the Mueller Master Community Covenant, recorded under Document No. 2004238007 of the Real Property Records of Travis County, Texas, as amended or supplemented (the "Community Covenant") allows the Board to levy Special Assessments against those Owners responsible for payment of the relevant insurance premiums if insurance proceeds are insufficient to cover the costs of repair or reconstruction; and

WHEREAS, the Row Home Committee, the elected service area committee responsible for advising the Board on issues relating to the service area, has recommended that the Board levy a special assessment of \$5,900,000 on all Row Homes and Shop Homes, subject to being allocated in the same tiered manner as Row Home/Shop Home Service Area Assessments pursuant to the Community Covenant and Supplemental Covenants; and

WHEREAS, the Board agrees with the recommendations of the Row Home Committee.

NOW, THEREFORE, BE IT RESOLVED, that the Board levees a Special Assessment of \$5,900,000 on all Row Homes and Shop Homes Owners existing as of the date of this resolution according to the following tiers:

<u>Home Tier</u>	<u>Special Assessment</u>
Tier 1	\$4,840
Tier 2	\$5,060
Tier 3	\$5,280
Tier 4	\$5,500
Tier 5	\$5,720
Tier 6	\$5,940
Tier 7	\$6,160
Tier 8	\$6,380
Tier 9	\$6,600
Tier 10	\$6,820

BE IT FURTHER RESOLVED, that the Executive Director is directed to send invoices for these Special Assessments within 30 days of the date of this resolution requiring payment of the Special Assessments by September 30, 2026, and that the Executive Director allow for payment plans for the demonstrated amounts not reimbursed by the Owner's insurance, with such plans to extend for no more than 24 months and to require equal monthly payments.

BE IT FURTHER RESOLVED, that this Resolution was adopted by the on the date set forth below and shall remain in effect until amended or rescinded by further action of the Board.

CERTIFICATION

I, the undersigned, hereby certify that the foregoing Resolution was duly adopted by the Board of the Master Association during open session at a properly noticed Special Meeting of the Board held on the 26th day of May, 2026, with a quorum present.

SIGNED AND APPROVED

President, Board of Directors

Name:

Karen Sharp

Signature:

Karen Sharp

Date:

5/26/2026

Secretary, Board of Directors

Name:

Brian Dolezal

Signature:

Brian Dolezal

Date:

5/26/26

THE STATE OF TEXAS

§

COUNTY OF Travis

§

BEFORE ME, the undersigned notary public, on this 26th day of May, 2026 personally appeared Karen Sharp, President Brian Dolezal, Secretary, President of Mueller Master Community, Inc. known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and in the capacity therein expressed.

Bertha Flores-Samilpa

Notary Public in and for the State of Texas

