

The Reserve at Lake Tyler Homeowners Association

15302 Reserve Blvd.

Tyler, TX 75707

ASSESSMENT OF IMPACT FEES **WITH ACC PROJECT APPLICATIONS**

Article 11.2 of the Deed Restrictions of The Reserve at Lake Tyler states:

11.2. Architectural Review. Responsibility for administration of the Design Guidelines, as defined below, and review of all applications construction and modifications under this Article shall be handled by the committees as described in subsections (a) and (b) below. The members of committees need not be Members of the Association or representatives of Members, and may, but need not, include architects, engineers or similar professionals, whose compensation, if any, shall be established from time to time by the Board. The Board of Directors or the Architectural Control Committee, acting with authority to approve and enforce the Design Guidelines, may establish and charge a reasonable fee for review of applications hereunder and may require such fees to be paid in full prior to review.

The Board of Directors of The Reserve at Lake Tyler has determined that it is in the best interest of the community to establish a policy implementing Impact Fees with the submission of ACC Project Applications to cover the cost of processing applications and the adverse impact that construction work and traffic have on the infrastructure of the community. Construction projects cause undue wear and tear on the roads, right of ways and gates of the community, and the implementation of an Impact Fee appropriately assessed to the size of the project will help defray the cost of maintaining and repairing HOA properties and assets.

Impact Fees shall be submitted to the Architectural Control Committee with completed Project Applications, and shall be payable to The Reserve at Lake Tyler Homeowners Association. Failure to submit the appropriate fee will automatically reject the associated project application.

Submission of this fee does not negate financial responsibility for substantial damage caused to HOA or private properties and assets due to construction activities.

The Impact Fee Rate Structure is as follows:

1. \$0.70 per sq ft - New Home; sq ft **under roof** (includes porch, shop, detached garage, etc.)
2. \$0.70 per sq ft - Structures with a roof, added after move-in (includes expansion of house, detached garages, shop buildings, etc.)
3. \$750 - Pool construction (included in new Home application)
4. \$1,500 - Pool construction (after move-in date)
5. \$150 - Fixed Impact fee for smaller projects that require heavy commercial truck deliveries

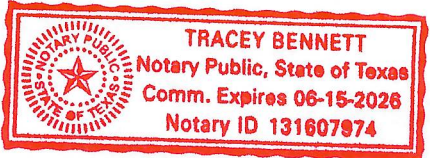
This Policy was adopted at the March 28, 2023 meeting of The Reserve Board of Directors and is referenced in the minutes of that meeting. In addition, the Policy will be posted on The Reserve at Lake Tyler website and will take effect thirty (30) days from the date that it was posted in compliance with Article 12.2(c) of the Deed Restrictions of The Reserve at Lake Tyler.

IN WITNESS WHEREOF, the undersigned President of The Reserve at Lake Tyler Home Owners Association, Inc., has executed this Declaration this 4 day of May 2023.

5-4-23 W. Trent Richardson
Date President of The Reserve at Lake Tyler Home Owners Association, Inc.

STATE OF TEXAS §
 §
COUNTY OF SMITH §

BEFORE ME, the undersigned authority, on the 4th day of May, 2023, personally appeared, W. Trent Richardson, to me known to be the President of The Reserve at Lake Tyler Home Owners Association, Inc., and he/she acknowledged before me the he/she executed the same for the purposes therein expressed.



Tracey Bennett
Notary Public, State of Texas

My Commission Expires: 6-15-2026



VG-151-2023-202301012972

Smith County
Karen Phillips
Smith County Clerk

Document Number: 202301012972

Real Property Recordings
RESTRICTION

Recorded On: May 05, 2023 01:19 PM

Number of Pages: 3

Billable Pages: 2

" Examined and Charged as Follows: "

Total Recording: \$30.00

***** THIS PAGE IS PART OF THE INSTRUMENT *****

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

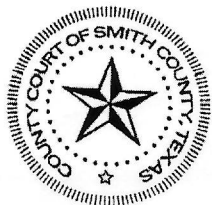
File Information:

Document Number: 202301012972

Receipt Number: 20230505000089

Recorded Date/Time: May 05, 2023 01:19 PM

User: Alma D



STATE OF TEXAS

Smith County

I hereby certify that this Instrument was filed in the File Number sequence on the date/time printed hereon, and was duly recorded in the Official Records of Smith County, Texas

Karen Phillips
Smith County Clerk
Smith County, TX