

UNANIMOUS CONSENT OF THE MAJORITY

CLASS "B" MEMBERS

OF

PATTON'S MILL HOMEOWNERS' ASSOCIATION, INC.

The undersigned, being the Majority Class B Owner (10 votes per lot) of Patton's Mill Homeowners Association, do hereby consent to and adopt in all respects the following resolutions and such consent shall have the same force and effect as a properly called and convened special meetings of the Members:

RESOLVED, that the Patton's Mill Homeowners Association has the authority to transact business, including setting the monthly dues and Resale Certificate fees. The Homeowner's Association is responsible for the (2.1) *Maintenance of Open Spaces by the Declarant and the Association. The declarant will be the sole authority on improving the Open space areas and areas of Common Responsibility in a prudent manner and to enhance the safety security, welfare, and overall appearance of the Development.* This includes mowing and maintenance of the common areas, including but not limited to mowing of Patton's Mill Road easement on FM Highway # 310, Entrance feature areas of all 3 phases of Patton's Mill, The Dentation Pond area (future park area) and all other common areas.

The declarant, Ultra Homes, LLC has the authority to hire and pay for all maintenance needed for the upkeep of Patton's Mill from the funds of Patton's Mill Homeowners' Association, Inc.

RESOLVED, May 1<sup>st</sup>, 2023 that monthly dues will be increased 15%, the allowed increase per year. \$5.75 per month or \$69.00 per year is the new rate. Sold lots are to be collected and paid in advance in one yearly installment to the Patton's Mill Homeowners Association. These dues will be billed in June of the current year. **(4.6) of Patton's Mill Addition Homeowner's Association, Inc. Declaration of Covenants, Conditions and Restrictions – Effect of Non-Payment of Assessments: Remedies of the Association; Liens, Securing Assessments will apply.** The initial assessment to be collected by the Title Company at closing; prorated by the month home is closed will increase to \$69.00. per year.

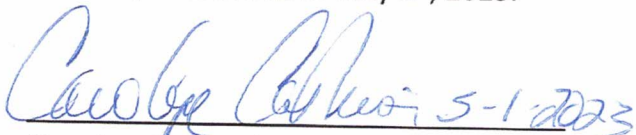
A resale Certificate is to be issued for each home purchased, transferred, and or sold; The administrative transfer fee charged by the Association for a change of ownership of each property in the subdivision is increased to \$300.00 starting June 15, 2023 paid to the Patton's Mill HOA.


The following named Declarant "US Ultra Homes, LLC" the following named officers are hereby authorized to act on behalf of the company:

Carolyn M. Cashion – CEO

Heather Shearer – CFO

We the undersigned Officers of US Ultra Homes, LLC do hereby approve and adopt the foregoing consent, effective as of May 1<sup>st</sup>, 2023.

  
Carolyn M. Cashion                      Date

  
Heather Shearer                      Date