



BROOKWOOD HILLS II HOMEOWNERS ASSOCIATION, INC.
TRANSFER FEE POLICY

RECITALS

1. The property encumbered by Transfer Fee Policy (the "Policy") is that property restricted by the Amended and Restated Declaration of Covenants, Conditions, and Restrictions for Phase II, Brookwood Hills, recorded in the Official Public Records of Tarrant County, Texas as Clerk's File NO. D225193198, as same has been or may be amended and supplemented from time to time (the "Declaration"), and any other property which has been or may be subsequently annexed thereto and made subject to the authority of the Brookwood Hills II Homeowners Association, Inc. (the "Association").

2. Article IV, Section 1 of the Declaration creates a Personal Obligation for Assessments on each Owner and creates a lien on each Owner's property.

3. Article X, Section 5 of the Declaration grants the Association the power and authority to levy, collect, and enforce the Assessments and other charges as elsewhere provided in this Declaration.

4. Article XIII, Section 15 of the Declaration grants the Association the right to determine the transfer fee.

5. The Association desires to adopt a procedure for conducting a hearing that is consistent with Sections 209.006 and 209.007 of the Code, and applicable provisions in the Dedicatory Instruments.

6. This Policy replaces and supersedes any previously recorded or implemented policy that addresses the subjects contained herein, if any, adopted by the Association.

7. Article I, Section 4 of the Declaration, defines "Board of Directors" or "Board" as the governing body of the Association.

POLICY

By majority vote of the Board of Directors, the Association has determined and established that the Transfer Fee (the "Transfer Fee") shall be the same as the Annual Assessment, until adjusted pursuant to the terms of Section 13.15 of the Declaration.

Pursuant to Section 4.2 of the Declaration, each Owner, upon becoming a Member of the Association, shall pay to the Association, at the address and in the manner designated by the Board of Directors, the Transfer Fee effective by vote of the Board of Directors pursuant to Section 13.15 of the Declaration.

Each Transfer Fee shall be used exclusively for the following purposes:

- (1) Administrative expenses of the Association including cost of collecting assessments and enforcing the restrictions and obligations hereby imposed;
- (2) Costs of maintaining Common Area or improvements thereon, or improvements provided for herein;
- (3) Payment of the taxes and assessments and other liens and encumbrances which shall properly be assessed or charged against the Common Areas rather than against the individual Owners, if any;
- (4) Care and preservation of the Common Areas;
- (5) Retention of the services of a management firm to manage the Association or any separate portion thereof to the extent deemed advisable by the Board of Directors and the services of such other personnel as may be engaged by the Board of Directors or by the manager;
- (6) Legal and accounting services;
- (7) A policy or policies of insurance insuring the Association and its Directors, and Officers against any liability to the public or to the Owners (and/or invitees or tenants) incident to the operation of the Association in any amount or amounts as determined by the Board of Directors;
- (8) Workers compensation insurance to the extent necessary to comply with any applicable laws;
- (9) Such fidelity bonds as may be required by the Bylaws or as the Board of Directors may determine to be advisable; and
- (10) Pay for or defray the cost of extraordinary expenses of the Association.

CERTIFICATION

I hereby certify that I am the duly elected and acting President of the Association, and that this Policy was approved by not less than a majority vote of the Board of Directors as set forth above and now appears in the books and records of the Association, to be effective upon the date of my signature.

TO CERTIFY which witness my hand this 4 day of May, 2026

BROOKWOOD HILLS II HOMEOWNERS ASSOCIATION, INC.

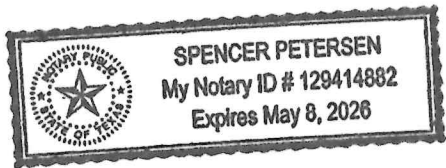
By: [Signature]
Printed: JOSHUA BURCHFIELD
Its: PRESIDENT

THE STATE OF TEXAS

COUNTY OF Dallas

BEFORE ME, the undersigned notary public, on this 4th day of May, 2026.

Personally appeared Joshua Burchfield, President of Brookwood Hills II Homeowners Association, Inc., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same for the purpose and in the capacity therein expressed.



[Signature]
Notary Public in and for the State of Texas