

All Mandatory Changes were approved, as written, by the CRS POA BOD at their February 15, 2023 meeting.

MANDATORY CHANGES - By-Laws

Section	Old Language	New Language
<p>ARTICLE FIVE, Section 11. Necessitated by: SB 1588</p>	<p>...Notice of the call of a Special Meeting shall be by e-mail or telephone delivered to each of the Directors not later than two (2) days prior to the day for which such meeting is called. If sent by e-mail, such notice shall be deemed to be delivered when deposited in the Inbox of each Director at the e-mail address as it appears in the records of the Association. If delivered by telephone, notice shall be deemed to be delivered at the time the Director answered the phone or at the date and time the voicemail recording was stamped at the phone number of the Director as it appears in the records of the Association. The purpose of the Special Meeting of the Board of Directors shall be specified in the call.</p>	<p>...Notice of the call of a Special Meeting shall be made known to each of the Directors <u>and Association members not later than three (3) days</u> prior to the day for which such meeting is called. <u>Notice to each Director shall be by e-mail or telephone. Notice to Association members shall be 1) posted in a conspicuous manner reasonably designed to provide notice to Association members, 2) on any Internet website available to Association members that is maintained by the Association or by a management company on behalf of the Association [other Internet media], and 3) by e-mail to each Lot Owner who has registered an e-mail address with the Association.</u> The purpose of the Special Meeting of the Board of Directors shall be specified. <i>(the remainder of the language remains unchanged)</i></p>
<p>ARTICLE SIX, Section 6. Necessitated by: SB 1588</p>	<p>The Architectural Review Committee (ARC) shall consist of a Chairman, who shall be a member of the Board of Directors, and at least two (2) but no more than six (6) additional members of the Association.</p>	<p>The Architectural Review Committee (ARC) shall consist of a Chairman and at least two (2) but no more than six (6) additional members of the Association. <u>No member of the ARC, including the Chairman, shall include any Director, any Director’s spouse or family member, or any Director’s co-habitant.</u> <i>(the remainder of the language in this section remains unchanged)</i></p>
<p>ARTICLE 14 Clarifying Statement: Ensures Members understand the Association must adhere to and they are protected by the Texas Property Code even when updates to the Association governing documents may not reflect recent changes.</p>	<p>In the case of a conflict between the Articles of Incorporation and the Bylaws, the Articles shall control and in case of conflict between the Declarations and these Bylaws, the Declaration shall control.</p>	<p><u>Add to the existing language:</u> <u>Every effort is made to maintain compliance with applicable provisions of the Texas Property Code. In the case of a conflict between the Bylaws and applicable provisions of the Texas Property Code, the latter shall control.</u></p>

MANDATORY CHANGES – CCR Declaration

Section	Old Language	New Language
ARTICLE I: Purpose and Definitions Clarifying Statement: Ensures Members understand the Association must adhere to and they are protected by the Texas Property Code even when updates to the Association governing documents may not reflect recent changes.	None. Add new paragraph.	<u>Every effort is made to maintain compliance with applicable provisions of the Texas Property Code. In the case of a conflict between this Declaration and applicable provisions of the Texas Property Code, the latter shall control.</u>
ARTICLE 4, Section 4.01: Residential Property, item e) Necessitated by: SB 1588	e) No lease shall be signed without Board approval. The Lot Owner shall notify the Board of the Lease and provide a copy the Lease agreement with additional information the Board may reasonably require to verify compliance of this Declaration.	e) No lease shall be signed without Board approval. The Lot Owner shall notify the Board of the Lease and provide the following information: contact information, including the name, mailing address, phone number, and e-mail address of each person who will reside at the property under a lease; and the commencement date and term of the lease.
ARTICLE 4, Section 4.13: Signs and Signage Necessitated by: SB 581	None. Add new paragraph.	The association may not prohibit owners from displaying “on the owner’s or resident’s property or dwelling” one or more religious items unless such religious display threatens public safety, violates a law (except a law prohibiting the display of religious speech), is patently offensive, is installed on property owned by the Association or in common with other members of the Association, violates any applicable building line, right-of-way, set back or easement, or is attached to a traffic control device, street lamp, fire hydrant, or utility sign, pole, or fixture.
ARTICLE 4, Section 4.19: Security Measures Necessitated by: HB 3571	None. This is a new section being added to this Article.	An owner may build or install a security measure, including a security camera or motion detector, as long as such measure is on the owner’s private property and does not infringe on another owner’s privacy.

<p>ARTICLE 5, Section 5.02 Necessitated by: SB 1588</p>	<p>e) When the ARC denies an improvement request, the ARC shall supply the reason(s) with references to specific language within this Declaration.</p>	<p>e) When the ARC denies an improvement request, the ARC shall 1) notify the Lot Owner by certified mail, hand delivery, or electronic delivery, 2) supply the reason(s) with references to specific language within this Declaration and 3) advise the Lot Owner that they may file an appeal with the ARC in writing within thirty (30) days from the date of the notice of denial. <i>(the remainder of the language remains unchanged)</i></p>
<p>ARTICLE 5, Section 5.02 Clarifying Statement: Moves this statement to ARTICLE 5, Section 5.03 to ensure Member knows a Variance can be filed with the ARC independently and without first receiving a denial from the ARC.</p>	<p>f) When an Improvement does not meet the requirements put forth in this document, the Lot Owner may apply to the ARC for a variance.</p>	<p>Remove item (f) from this Section.</p>
<p>ARTICLE 5, Section 5.03 Clarifying Statement: Adds this statement from ARTICLE 5, Section 5.02 to ensure Member knows a Variance can be filed with the ARC independently and without first receiving a denial from the ARC.</p>	<p>None. This is new language being added.</p>	<p>When an Improvement does not meet the requirements put forth in this document, the Lot Owner may apply to the ARC for a variance.</p>
<p>ARTICLE 5, Section 5.04 Necessitated by: SB 1588</p>	<p>a) The Board has final decision authority for Approval of Plans and Specifications. b) In the event that the Lot Owner chooses to appeal the decision rendered by the ARC, the appeal must be received within two weeks (14 days) by the ARC in writing. c) The ARC will forward the appeal along with the plans, the ARC decision, and the reasons for that decision within one week (7 days) in writing to the Board. d) The Board shall have three weeks (21 days) in which to review the appeal and to provide a written response to the Lot Owner and the ARC.</p>	<p>a) In the event that the Lot Owner chooses to appeal the decision rendered by the ARC, the appeal must be received within <u>30 days</u> by the ARC and the Board in writing. b) The Board shall hold a hearing under this section not later than the 30th day after the date the Board receives the Lot Owner's request for a hearing and shall notify the Lot Owner of the date, time, and place of the hearing not later than the 10th day before the date of the hearing. c) During a hearing, the Board and the Lot Owner will each be provided the opportunity to discuss, verify facts, and resolve the denial of the Lot Owner's</p>

	<p>e) A record of the appeal and decision rendered by the Board will be kept on file with the Association records.</p>	<p>application or request for the construction of improvements, and the changes, if any, requested by the ARC in the notice provided to the Lot Owner.</p> <p>d) The B</p> <p>e) Board or the Lot Owner may request a postponement of the hearing. If requested, a postponement shall be granted for a period of not more than 10 days.</p> <p>f) As a result of information presented during the hearing, the board may affirm, modify, or reverse, in whole or in part, any decision of the ARC as consistent with the association's declarations. The decision of the Board will be final.</p> <p>g) A record of the appeal and decision rendered by the Board will be kept on file with the Association records.</p>
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