

## **NOTICE OF SPECIAL MEETING OF THE MEMBERSHIP**

Dear Property Owner:

This notice is to inform you that a Special Meeting of the Membership has been scheduled to discuss and vote on proposed amendments to the Declaration. The Special Meeting of the Membership for The Greene Homeowners Association will be held on:

Date: **[Insert Date]**

Time: **7:00 PM**

Location: **The Greene HOA Clubhouse**

The Meeting Agenda is as follows:

1. Welcome and Call to Order
2. Determine/Establish Quorum
3. Proof of Notice
4. Discussion of Proposed Amendments
5. Tabulation of Absentee Ballots
6. Adjournment

A majority (**10%**) of the Members entitled to vote at the meeting, represented in person or by proxy, shall constitute a quorum to conduct business at this meeting; therefore, you are strongly encouraged to attend. If you cannot attend the meeting, an absentee ballot is enclosed so that you can delegate your voting rights to a third party. Voting online will also count towards quorum. The ballot may be returned to Goodwin and Company at any of the below locations:

MAIL: 2425 North Central Expressway Suite 500, Richardson, Texas 75080

EMAIL: DTGRNmanager@goodwintx.com

TownSQ via the Request Function

Please submit all absentee ballots by [Date], so they can be tallied in advance of the meeting. If you choose to attend after submitting an absentee ballot, your absentee ballot will be discarded. In the event more than one proxy is submitted per owner, they will be counted for quorum purposes only.

Sincerely,

Chelsea Haynes

Community Association Manager — Goodwin & Co

Agent for The Greene Homeowners Association, Inc.

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## **ABOUT THIS BALLOT**

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The eleven items below are numbered in the order they appear in the Declaration, not in the order they were proposed. Each item is voted on independently and requires the assent of Owners holding at least 67% of the total votes allocated to all Lots to pass. Full current and proposed text for every item is available in the companion “Amendment Document — Detailed Language, Items #1–#11,” which members should review before completing this ballot.

### **SPECIAL MEETING ABSENTEE BALLOT**

I, as a member of The Greene Homeowners Association, Inc. (“Association”), hereby submit my absentee ballot to vote on the Declaration amendments, as set forth below, at the meeting to be held on [Date] or as such meeting may be rescheduled, adjourned, or recessed and reconvened by the Board of Directors (“Board”). An earlier meeting date may be called once a count of 67% has been acquired for a given item. The meeting will be limited to discussion and tabulating votes only. Prior to casting this absentee ballot, I hereby confirm that the Board previously delivered to me the draft language of the Declaration amendments for review.

#### **BALLOT ITEM #1 — *Article V, Section 3: Basis and Maximum of Annual Assessments***

Effective November 1, 2026, sets the maximum annual assessment at \$1,200/lot, lets the Board decrease it anytime without a vote, and clarifies that an increase (limited to once every two years, requiring a member vote) remains in effect indefinitely rather than expiring.

#### **PLEASE INDICATE YOUR VOTE:**

☐ YES      ☐ NO

Owner Initials: \_\_\_\_\_

#### **BALLOT ITEM #2 — *Article VII, Section 10: Pet Policy***

Adds provisions restricting dangerous/exotic animals, requiring current vaccination tags, requiring pet waste cleanup and noise control, and establishing a notice-and-removal process for violating pets.

#### **PLEASE INDICATE YOUR VOTE:**

☐ YES      ☐ NO

Owner Initials: \_\_\_\_\_

**BALLOT ITEM #3 — Article VII, Section 11: Sight Distance at Intersection and Tree Maintenance**

Adds Owner and Association tree/landscape maintenance responsibilities, including canopy encroachment, sidewalk/roadway visibility, indemnification, and a shared maintenance framework for trees near the Common Area boundary.

**PLEASE INDICATE YOUR VOTE:**

☐ YES      ☐ NO

Owner Initials: \_\_\_\_\_

**BALLOT ITEM #4 — Article VII, Section 13: Fences, Walls, Hedges, and Plantings**

Establishes pre-approved fencing materials, ACC requirements for replacement fences, uniform height standards, a consequence for fences built without approval, and a general grandfather clause for any existing fence, wall, hedge, or planting that predates this Amendment.

**PLEASE INDICATE YOUR VOTE:**

☐ YES      ☐ NO

Owner Initials: \_\_\_\_\_

**BALLOT ITEM #5 — Article VII, Section 16: Vehicles**

Adds restrictions on parking commercial vehicles over 10,000 lbs GVWR, box trucks/cube vans over 8 feet tall, and trailers over 20 feet long on residential streets; makes Owners responsible for their tenants' and guests' vehicles.

**PLEASE INDICATE YOUR VOTE:**

☐ YES      ☐ NO

Owner Initials: \_\_\_\_\_

**BALLOT ITEM #6 — Article VII, Section 19: Amendment of Protective Covenants**

Corrects language that currently (and inaccurately) states the Board may amend Article VII by resolution alone; clarifies that amendments require the vote and procedure required by Texas law.

**PLEASE INDICATE YOUR VOTE:**

☐ YES      ☐ NO

Owner Initials: \_\_\_\_\_

**BALLOT ITEM #7 — *Article VII, Section 20: Yard Maintenance and Appearance Standards***

Establishes a general standard requiring Lots to be kept in a neat, safe, and sightly condition, with a notice-and-cure process before enforcement.

**PLEASE INDICATE YOUR VOTE:**

☐ YES      ☐ NO

Owner Initials: \_\_\_\_\_

**BALLOT ITEM #8 — *Article VII, Section 21: Long Term Lease Limitations and Owner-Occupancy Requirements***

Establishes a 12-month owner-occupancy requirement following acquisition of title (with an exception for buying an already-tenanted home), a 25% cap on Lots leased to non-owners, an owner notification requirement, and a simplified grandfather provision for existing leases.

**PLEASE INDICATE YOUR VOTE:**

☐ YES      ☐ NO

Owner Initials: \_\_\_\_\_

**BALLOT ITEM #9 — *Article VII, Sections 9, 14, and 15; and Article VIII: Retiring Obsolete "Developer" Provisions; Modernizing the Association's Purchase Option***

Updates two provisions in Article VII that currently require a consent from "the Developer" that no longer exists, and modernizes (rather than removes) the Association's right of first refusal to buy or lease a Lot, extending the Board's response window and adding a new option to purchase a Lot after a casualty loss if the Owner does not rebuild within 12 months.

**PLEASE INDICATE YOUR VOTE:**

☐ YES      ☐ NO

Owner Initials: \_\_\_\_\_

**BALLOT ITEM #10 — *Article IX, Section 1: Term and Termination***

Replaces a method tying the Declaration's expiration to the lifespan of three named individuals from 1972 with a fixed term through 2046, automatically renewing in ten-year increments unless 67% of all Lots vote to terminate.

**PLEASE INDICATE YOUR VOTE:**

☐ YES      ☐ NO

Owner Initials: \_\_\_\_\_

**BALLOT ITEM #11 — Article IX, Section 2: Enforcement**

Authorizes the Board to establish a system of monetary sanctions (fines) for violations of the Declaration, Bylaws, or Rules and Regulations; makes remedies cumulative; and provides for recovery of attorney's fees by a prevailing Association.

**PLEASE INDICATE YOUR VOTE:**

☐ YES      ☐ NO

*Owner Initials:* \_\_\_\_\_

**PROXY AUTHORIZATION**

(Complete this section if you are assigning someone to attend and vote on your behalf.)

I hereby appoint \_\_\_\_\_ \*(designee must be a current resident of the Association) as my proxy to attend and act on my behalf at the Special Meeting of the Members on [DATE]. The proxy holder has discretion to vote in the special meeting called to vote on proposed amendment changes to the Declaration and any other business properly brought before the meeting (if applicable).

**PLEASE MARK YOUR VOTE AND SIGN IN INK.**

I, the undersigned, hereby acknowledge receipt of the notice of the Special Meeting of the Members for The Greene Homeowners' Association, Inc. and submit this absentee ballot for quorum and hereby cast my vote(s) for the proposed amendment change(s) as indicated above.

PRINTED NAME OF MEMBER: \_\_\_\_\_

ADDRESS OF MEMBER: \_\_\_\_\_

SIGNATURE OF MEMBER: \_\_\_\_\_ DATE: \_\_\_\_\_

### **WHERE TO FIND THE FULL LEGAL TEXT**

This ballot contains short summaries only. The exact current text and exact proposed text for every item is set out in the companion document “*Amendment Document — Detailed Language, Ballot Items #1–#11.*” Members should review that document before completing this ballot.