

## **Reata Ranch Living Survey Member Responses and HOA Explanations:**

We appreciate everyone's response and input into the recent Reata Ranch Living Survey! Your voice has been heard. We have copied every input, *exactly* as submitted (in bold) and directly below with the board response to each (not in bold). No particular order and all anonymous.

Look for double asterisks \*\*. We need more info from these individuals to best help and answer. \*\*If you see your input and we are asking for additional information on it, please DO NOT reply ALL, instead ONLY reply to the Secretary(s): Rebekah Tackett [rebekahtackett@yahoo.com](mailto:rebekahtackett@yahoo.com) AND Brittany Rice [brittany1032@msn.com](mailto:brittany1032@msn.com) They will ensure that the board and/or RRC receives your additional clarification and copy you. We understand that it is important your anonymity remains to the community and respect this privacy, but for us to resolve we need clarification as noted \*\* on some. We strive to make everyone happy, but understand it is not always realistic. If we have asked for further specifics or clarification, it is truly because we want to understand and resolve your input.\*\*

### **Question 2 Suggestions and Concerns:**

- 1. \*\*We would like to have more transparency regarding variances approved by the RRC. In a previous ranch development we lived in, their RRC committee would send the variance request to all property owners. This was done not to have all property owners "vote" on it since that's what the RRC is for, but rather just to get input and opinions from the property owners to help the RRC make an informed decision as to whether to grant a variance. We realize that some of the variances were granted by Max as the Declarant and predates our RRC, but it seems like we're seeing a bit of a degeneration of our development with some of construction.**

➤ \*\*While we understand what you are stating, the time involved in requesting and gathering the opinions of all HOA members would be an arduous task and complicate the process, thus slowing it down. The variance process is a private process and determined on a case by case/lot by lot basis, with the CCRs being our guide. The RRC has been selected and entrusted, to represent all of us, with authority to determine any requested improvements, whether needing a variance or not, will ultimately be aesthetically pleasing and meet design standards of the community. If you would like to submit the specific construction, to the secretary(s), that you feel is degenerating our development, we are happy to review it.

- 2. \*\*Line by line reading and corrections to legal documents governing our community:**
- \*\*We thank you for your suggestion. The HOA Board has reviewed our governing documents and continues to do so. Any grammatical corrections will be performed. Any other changes would be sent to All members for a vote. If you would like to submit any corrections, to the secretary(s) you are specifically referring to, we are happy to review them.

### **3. Everyone needs to be treated equally and fairly:**

- We agree, however, every lot within Reata Ranch is unique. Total equality is not possible when we are overseeing lots that differ with location, topography and existing improvements. All members are treated fairly with regards to design standards for the community.

### **4. The roads**

- This has been requested and acknowledged in all the public meetings. Roads within Reata Ranch belong to Parker County, Precinct 2. Richard has had numerous meetings with them and added conversations since 2023. Again, they have told us that Reata Ranch is low on the list for road maintenance, as they said they have more urgent road needs within their jurisdiction. There is nothing more the HOA can do. ANY individual is welcome to contact them and pursue the issue.  
<https://www.parkercountytx.gov/101/Commissioner-Precinct-2>

### **5. \*\*Restriction improvements have become too invasive to neighbor's privacy and ability to live freely. HOAs are important to maintain the neighborhood and provide a beautiful place to live however, it appears others are wanting to be more involved than I feel comfortable with:**

- \*\*We are unaware of any way that the RRC has become invasive. Please provide the secretary(s), the specifics of what you are stating. Keep in mind, there is no neighborhood common areas for the board to maintain, except the entrance. Providing a beautiful place to live, is what the RRC and board achieve by ensuring all lots are in compliance with the CCRs and/or the variance that lot was provided meet the design standards of the community.

### **6. \*\*Bylaws should be updated to reflect common definitions, nomenclature and understanding, and should be approved by a majority of the property owners**

- \*\*Bylaws are currently full of common definitions in layman's terms. These were approved by the majority of lot owners at the time they were drafted. If you would like to provide the secretary(s) a list of definitions, you are seeking, we are happy to review them and provide you with those definitions or consider adding them to the Bylaws.

### **7. Bigger RRC, maybe communication on project to stop incorrect assumptions.**

- The board has discussed this and came to the conclusion that adding members to the RRC would further slow down the process for violation review and plan approvals. It is difficult enough for three RRC members to find time to review, collaborate and render a decision. Adding two more would simply add to that difficulty. There should not be incorrect assumptions. No one should assume anything. There is now an improved written process for RRC approval, you will find it on our website here <https://reataranchhoa.org/steps-for-changes-to-lots> If anyone has an assumption, email the secretary(s) to get the facts.

**8. Be careful not to turn the HOA into a communist government-like entity. Leave us alone to live our lives after you get everyone in compliance.**

- We definitely do not want our HOA to become a communist government-like entity. Yes, our goal is to get/keep everyone in compliance. If everyone would read the CCRs to ensure they are complying, themselves, we would be able (and love) to leave everyone alone. It is time consuming and stressful to have to point out, to anyone, that they are not in compliance with something. Then when that person gets upset it causes strife and this makes it a difficult situation, all because we are merely fulfilling the role we were elected to fulfill.

**9. HOA meetings lack organization. Really appreciate all the work Rebekah does but when we have lots of others chiming in without knowing how to properly run a meeting it turns into chaos. Some community members follow rules, others do whatever they want. Overall I really enjoy living here, just my observations.**

- Great observation. We agree. While we want everyone to be an active participant in our meetings, if communication is not controlled it does become chaotic. We will strive to do better in keeping meetings structured, organized and controlled, while still enabling everyone to feel welcome and enjoy the annual fellowship we all have at that time.

**10. Anymore mention of no more annual dues**

- Reducing or eliminating HOA dues is still on our radar, unfortunately until community enhancements are complete, it can not happen. We do believe we will reach a time when it may be possible. Probably not eliminating them but possibly reducing them. Most likely we are a couple years away from re-visiting that topic.

**11. There should be a list of things that do not need to be approved by RRC. Only structures should need approval. Plants and flower beds shouldn't need anyone's approval**

- You are correct and the CCRs actually provide for that. See page 6 midway down Structure. It does include landscaping because the HOA needs to have the right to monitor (not require approval) what landscaping is done to ensure it is within the design standards of the community. The criteria in (b) and/or (c) would require pre-approval.

**12. 5 member RRC**

- The board has discussed this and came to the conclusion that adding members to the RRC would further slow down the process for violation review and plan approvals. It is difficult enough for three RRC members to find time to review, collaborate and render a decision. Adding two more would simply add to that difficulty.

**13. \*\*I see three properties daily that I feel fall short of meeting our restrictions, one lot with overgrown grass, one with a large pile of refuse and another with a building that I feel isn't authorized as per neighborhood restrictions.**

- **\*\*You are correct.** There are several vacant lots that need to be mowed on a regular basis. The HOA has issued a violation notice and is working to resolve the issue. The large piles of debris will be burned as soon as possible. The building you are referencing will need clarification from you. Please let the secretary(s) know so resolution can occur.

**14. \*\*Yes, update CCRs to reflect the majority of the exemptions. For example, fences or out building brick/stone**

- **\*\*We are thinking by using the word "exemptions" you may be referring to "variances".** If not, please reach out, to secretary(s), and explain what you mean by "exemptions". If you're referring to "variances"; a variance is permitted, by the RRC on a case by case/lot by lot basis. Variances are not required to be made public. RRC may issue a variance if it deems that, in doing so, will still meet the design standards of the community while allowing the lot owner the flexibility in pursuing their goal(s).

**15. Ton of loose gravel on the streets causing vehicle damages. Had to endure 2 repairs on vehicles. Can we accelerate resolving the gravel issues please.**

- This has been requested and acknowledged in all the public meetings. Roads within Reata Ranch belong to Parker County, Precinct 2. Richard has had numerous meetings with them and added conversations since 2023. Again, they have told us that Reata Ranch is low on the list for road maintenance, as they said they have more urgent road needs within their jurisdiction. There is nothing more the HOA can do. ANY individual is welcome to contact them and pursue the issue.  
<https://www.parkercountytx.gov/101/Commissioner-Precinct-2>

### **Question 3 Improvements Desired:**

#### **1. A solar lighted entry**

- Great idea and plans are to do so 2025.

#### **2. Rock with Reata Ranch at street and people keep the vacant lots mowed**

- Rock with Reata Ranch logo has already been approved and will be done in 2025. Vacant lots have been sent violation letter(s) and we are resolving this.

#### **3. Main entrance**

- Agreed and approved enhancements taking place 2025.

**4. \*\*Clear precise rules to the neighborhood. Restrictions typed in the website don't reflect the CCR that is in PDF form.**

- \*\*If you would like to submit specific examples, to the secretary(s) of what you are referring to, the board is happy to review this.

**5. Colorful entry way!**

- We agree, however watering limits what can be planted. Unless a well is drilled or water lines run from a neighboring property (both of which require money to do so) we are limited in plant selection. Once more pressing issues are resolved (rock with logo, additional rock work to fix damaged culvert areas throughout the subdivision, rock top ledge to existing curves at entrance, electrical meter and lines installed for front entrance) adding a means of watering will be discussed as budget allows.

**6. Entryway plans as recommended by Richard, and approved at the last meeting**

- The plans are in the works for 2025

**7. The bricks that are falling on the culverts to be refurbished**

- These are being repaired 2025

**8. Looking forward to finished entry. Love the way it is coming together. Thanks for all you do.**

- We are too. Thank you!

**9. Sign at front with name of neighborhood**

- Approved at last annual meeting and will be done 2025

**10. Streets asphalted instead of chip sealed.**

- This has been requested and acknowledged in all the public meetings. Roads within Reata Ranch belong to Parker County, Precinct 2. Richard has had numerous meetings with them and added conversations since 2023. Again, they have told us that Reata Ranch is low on the list for road maintenance, as they said they have more urgent road needs within their jurisdiction. There is nothing more the HOA can do. ANY individual is welcome to contact them and pursue the issue. <https://www.parkercountytexas.gov/101/Commissioner-Precinct-2> The cost for the HOA to maintain the roads is very expensive and simply not feasible with the current HOA dues. This board has decided to not move forward with HOA maintaining the roads (and requesting an HOA annual dues increase).

**11. \*\*I would like to see less control over small things and for it to be less nit picky**

- \*\*We definitely do not want to be nit picky/control small things and are unaware that we have been. If you could provide specifics, to secretary(s), of what you are referring to, we are happy to investigate further and refrain from this.

**12. I'd like to put pressure on the city to improve the road**

- This has been requested and acknowledged in all the public meetings. Roads within Reata Ranch belong to Parker County, Precinct 2. Reata Ranch is located outside city limits, and it is an issue for Parker County Precinct 2. Richard has had numerous meetings with them and added conversations since 2023. Again, they have told us that Reata Ranch is low on the list for road maintenance, as they said they have more urgent road needs within their jurisdiction. There is nothing more the HOA can do. ANY individual is welcome to contact them and pursue the issue. <https://www.parkercountytexas.gov/101/Commissioner-Precinct-2>

**13. \*\*Nice entrance, have people fix their ugly retaining walls, prevent those damn kids from speeding around the neighborhood. They almost hit my dog once and I almost beat the fuck out of a child.**

- \*\*A nicer entrance is being done 2025. Ugly retaining walls being addressed 2025. Kids riding their ATVs inappropriately; parents have been informed (if you are still seeing this, please notify the board secretary(s)). The use of your profanity regarding kids is a bit concerning. No one wants you to take your anger out on a kiddo.

**14. Continuing entrance overhaul. Looking a lot better but would like to see a "Reata Ranch" sign or overhead entry**

- Entrance enhancement to include Reata Ranch logo sign is taking place 2025. Overhead type entryway has been planned but may have to wait until 2026 for budget to do so.

**15. \*\*Possibly a few street lights, also some of the drainage areas need work (Specifically the decorative concrete at the ends of culverts that run under the roads).**

- \*\*We agree that a few very nice decorative street lights will be a great addition to our community. This was discussed at our last annual meeting and placed on 2025 goals as budget permits. If not 2025, then 2026 will see these added to our community. The decorative rock work at culverts will be repaired 2025. To our knowledge drainage issues have been resolved. If you are still noticing some, please let us know where so we can resolve it.

**16. \*\*I would like to maybe see a committee set up that could look at improvements and other common area concerns. I think or believe a committee could do the research and look at feasibilities of things people are looking at or expecting.**

- \*\*The committee is in place, it is the RRC. Reata Ranch does not have any common areas. If you can provide, specifically, what concerns you are seeing, to the secretary(s), we will resolve them. Improvements, per CCRs, have a process for approval by the RRC. Again, we any to be sure we are addressing your comments, we simply need more specific information from you to do so.

**17. Better entrance. Plants, a sign, something to dress it up a bit**

- We agree and will be much better 2025 as per what was approved at our annual meeting.

**18. Everything looks pretty good**

- We agree, but plan to make everything better.

**19. To the area none but to the community some. It's a nice place to live but also hard to live with others in a community**

- We agree, it can be difficult living with others in a community. Differing perspectives, opinions and personalities can all be challenging. All these things make us unique individuals, able to contribute unique ideas. Focus has to be on respecting these things that make us unique and doing our best to get along with everyone. The only way to avoid this situation is to move to a remote area, not living in a community.

**20. \*\*Entry sign and updated stop signs**

- \*\*We agree. Entry sign will be done 2025. We have stop signs. If you can provide what, specifically, you are referring to as "updated" stop signs we will definitely consider it.

**21. 1. Loose gravel and 2. Gated community for reasons**

- This has been requested and acknowledged in all the public meetings. Roads within Reata Ranch belong to Parker County, Precinct 2. Richard has had numerous meetings with them and added conversations since 2023. Again, they have told us that Reata Ranch is low on the list for road maintenance, as they said they have more urgent road needs within their jurisdiction. There is nothing more the HOA can do. ANY individual is welcome to contact them and pursue the issue. <https://www.parkercountytx.gov/101/Commissioner-Precinct-2> As for a gate; the county (Precinct 2) has informed us that if we add a gate (whether it is open all day or not) they will no longer maintain our roads. The cost for the HOA to maintain the roads is very expensive and simply not feasible with the current HOA dues. This board has decided to not move forward with a gate (and request an HOA annual dues increase), however once electricity is added to the front entrance, we would investigate the installation of security camera(s) to deter any unwanted visitors within the community.

This concludes the survey responses.

Below is additional information about your 2025 Board, RRC, CCRs and Bylaws.



**To give each of you a better insight to your 2025 HOA Board RRC, CCRs and Bylaws:**

- **You were provided a copy of our Reata Ranch CCRs and Bylaws when the lot/home was purchased. There have been no changes. They were approved by a majority when HOA was being established in 2022 for 2023. They have always been on our website. Everyone was well aware of the CCRs of Reata Ranch and the standards each of us can be held accountable to when you purchased your lot/home. The guidelines of the CCRs and Bylaws should not be a shock to anyone as they are enforced. Before the community became populated, some enforcement was overlooked as the few here did not complain. With the arrival of many, now, complaints have arose causing the board and RRC to take action as per the CCRs. Again, these CCRs are not new, you knew when you became a part of Reata Ranch that these were in existence. Please don't be offended if we have to remind you of them pertaining to correcting something on your lot. It is nothing personal, it is simply adhering to the CCRs that you were and should be well aware of.**
- **Please understand there are many things within and not within CCRs (for all communities) that are or are not there to enable the HOA to be able to have better control if needed. Some examples we hear about are the following:**
  - **Chickens are not addressed in our CCRs. They are neither allowed nor prohibited. Many members have them and provided there are no complaints, and they're structures, approved, meet design standards; they have been allowed. With not having anything in the CCRs pertaining to chickens enables the HOA to have full authority as to whether someone can or cannot continue to have them. If someone's chickens are a nuisance per CCRs, Page 21 6.20, due to having too many, roosters, odor, noise, etc...That individual could be required to remove them, without punishing others that are not creating a nuisance. If all members want to add verbiage to our CCRs pertaining to chickens, we could. We are happy to prepare the added section and submit to All members to vote on the change and verbiage to be added. Again, let the secretary(s) know this is desired and, if a majority agree, then we will do so. Those with chickens have clearly had them before everyone bought lots here. It was known by seeing them that they may be permitted.**
  - **Fences: CCRs regarding Fences are detailed and vague to enable RRC to evaluate each fence individually depending on location and enforce a fence that is undesirable to become compliant. Examples: Page 17-18. CCRs state material must be new and unused. Most fence pipe utilized is used from pipeline companies. The HOA could enforce this if fence installed used very poor materials, but allows it, provided it complies with design standards of the community to enable lot owners to save money. If the CCRs did not**




specifically state “new and unused” then the HOA could not require it if a lot/home owner used something that is less than design standards for the community. Also, it states that fences shall be primed and painted. Many of our fences have been left natural and meet design standards. Actually, not painting them avoids the peeling paint issues. But if there was ever a lot/home owner whose fence finish was undesirable as per our design standards for the community, then the HOA could require it be primed and painted, because it is in the CCRs. Fencing section clearly states all the types of fences permitted and not permitted but is vague about what can go where because it also states numerous times that it is what RRC permits or approves for any fence project. Most lot line fences will be visible by our roads; CCRs state Running Rail style is the only permissible fence in this situation, however Other Types of Fence is just below it and it clearly states RRC can permit all other types of fencing on a case by case basis. Can also depend on what type of fence you may be tying onto because some fence was already approved and in place prior to yours. RRC has deemed continuity is more aesthetically pleasing to the design standards of our community thus the reason fence type is not a strict rule, but up to the RRC.


- Prior to becoming our own HOA, Max, the developer, issued verbal variances to some initial lot/home owners to entice them to buy. These could not be proven in writing, as Max does little in writing, but both Parties agreed that the variances were given. The variances given pertained to setbacks for building, a lot consolidation for one HOA due, a lot exemption from HOA, and improvement details on a structure, and some fences. There is nothing the HOA can do about these past variances, and they stand. If your concern pertains to one of these, when you reach out to the secretary(s), with your concern, they will be able to tell you if this was the case.
- *Please understand, all CCRs are vague about some things because an HOA wants to be able to control those things and review them on a case by case/lot by lot basis, verses holding everyone accountable to the exact same thing as each lot and circumstance is unique. Some things (rules or guidelines) are contained within the CCRs not because an HOA wants or needs to control them (micromanage) BUT could IF the need arises. Micromanaging has destroyed many HOAs. Your 2025 board hopes this is not the desire of the majority of our community.*
- Remember, if you see anything that you are concerned about being in compliance with our CCRs simply ask the secretary(s) if a variance was given? If a variance has been provided, then the matter is done, unless you would like to challenge the decision as a legal matter through the court system. A variance means a formal request from a homeowner to deviate from the community's established rules and

guidelines, typically granted when unique circumstances on their property make strict compliance impossible or create an undue hardship, allowing them to make modifications that might otherwise be prohibited by the HOA's Covenants, Conditions, and Restrictions (CCRs) - like building a non-standard fence due to unusual topography or keeping continuity, installing an improvement in an area otherwise prohibited but provided a valid reason or materials used or not used. If the RRC approved it, then they have insured it will be held accountable to meet design standards of our community.

- This 2025 HOA board and RRC does not constantly drive around looking and policing the community. We do not desire to be that type of board nor desire that type of community. We rely upon each member to make known, to us, via the secretary(s) any concerns they have, posing a nuisance or that seems to go against our design standards for Reata Ranch. If a nuisance, preferably first go to the lot/home owner to resolve the issue causing a nuisance and if not resolved then email the secretary(s) to explain the nuisance and we will handle it. If a questionable compliance of design standards that is causing you concern. We are prepared to handle it as well, if needed. Depending on what the noncompliance concern is, it may or may not be remediated. The key will be if it does or does not meet the design standards or peacefulness of our community.
- If Reata Ranch members are wanting a board that constantly looks for every noncompliance (micromanaging everything whether it is a nuisance or not), striving to live in a “perfect” subdivision, then another board will need to be elected for 2026. This 2025 board wants a community that is desirable, beautiful, peaceful and values remain high, but not a rigid legalistic community where everyone feels on edge and controlled. None of us at Reata Ranch are in perfect compliance according to the CCRs. If you believe you are, please contact the secretary(s) to inform you of your own noncompliance issues that received a variance or are being overlooked because no one has complained about them. Before you point a technical compliance finger at someone else be sure you are in exact compliance, without a variance having been obtained, on everything pertaining to your lot/home as RRC may examine yours while investigating the accusation(s).

**Respectfully, your 2025 Reata Ranch HOA Board:**

DocuSigned by:  
  
 1/26/2025 | 11:50 AM PST  
 A5DFB8C836544A1  
**Richard Reeder, President** DATE

DocuSigned by:  
  
 1/26/2025 | 2:39 PM CST  
 11C1C348FE214D7  
**Tim Spicer, Vice President** DATE

Signed by:  
  
 1/26/2025 | 12:40 PM PST  
 D0208DF82699451  
**Brittany Rice, Treasurer/Secretary** DATE

DocuSigned by:  
  
 1/26/2025 | 2:40 PM CST  
 3CA879795E0E429  
**Rebekah Tackett, Secretary/Treasurer** DATE