

IMPORTANT INFORMATION – PLEASE READ AND VOTE

PROPOSED AMENDMENT TO THE DECORDOVA RANCH POA COVENANTS, CONDITIONS AND RESTRICTIONS

TO: Homeowners of the Decordova Ranch Property Owners Association (POA)

FROM: POA Board of Directors

The Board appointed a committee to review and make recommendations to improve our Covenants, Conditions and Restrictions (CCR's) governing document. Committee members include Ed Soler, Lorraine & Marion Miller, Beth Conner, Jim Gossett and Jacque Gordon. Their recommendations were reviewed by the Board and the POA attorney.

As a member of the DeCordova Ranch POA, you are being asked to vote on a single proposed amendment which is detailed on the next two pages.

The amendment is in response to concerns of members of the POA of the inability to amend our CCR's for the Decordova Ranch POA until the year **2045**. Additionally, our current CCR's were written for the benefit of the Developer (Declarant). This allows control to the Declarant's advantage. Since our CCR' are twenty-one (21) years old they have become out of date and in some instances not in compliance with State Law. As a first step to improving /updating our CCR's the committee recommended changes to **Article IX, General Provisions, Section1, Term to allow flexibility to amend the CCR's.**

The method for achieving this is use of the State Property Code, Section 210 that allows for such an Amendment prior to 2045 by a special vote. However, for the vote to pass it requires a 66% (95 votes) approval by all the DeCordova Ranch POA homeowners. So it is imperative that all homeowners vote and vote 'YES' otherwise we will lose the ability to be able to amend our CCR's. In addition, with the passage of time population growth of Hood and Johnson counties could render the 210 Petition invalid and force the POA to endure the current CCR's until 2045. Your ballot will be sent registered letter from Property Management Group

PROPOSED REPLACEMENT IN ITS ENTIRETY TO ARTICLE IX, GENERAL PROVISIONS, SECTION 1, TERM.

“Section 1. Term. These Covenants and Restrictions shall run with the land and shall be binding upon all parties and all persons claiming under them for a period of forty (40) years from the date these Covenants are recorded after which time said Covenants shall be automatically extended for a successive period of ten (10) years each. The Association may amend or terminate these Covenants at any time during this period or anytime thereafter by a vote of the Members. For an amendment or termination of these Covenants to pass, the action must be voted upon by at least 51% of the total available votes of the Association and approved by the Members representing at

least a majority of the votes cast (in person, by absentee ballot, or by proxy) at a properly called Members' meeting of the Association. In other words, if at least 51% of the total available votes is cast (in person, by absentee ballot, or by proxy) at a Members' meeting, the owners of a majority of the Lots represented (in person, by absentee ballot, or by proxy) at the meeting, even if less than a majority of the total Lots, may approve an amendment or termination of these Covenants. The amendment or termination shall not be effective until signed by the President and Secretary of the Association and filed in the Real Property Records of Hood County, Texas.”

EXISTING ARTICLE IX, GENERAL PROVISIONS, SECTION 1, TERM

“These Covenants and Restrictions shall run with the land and shall be binding upon all parties and all persons claiming under them for a period of forty (40) years from the date these Covenants are recorded after which time said Covenants shall be automatically extended for successive period of ten(10) years each, unless at the end of 40 years, or any time thereafter an instrument signed by a majority of the then Ownes of the Lots has been recorded agreeing to change or terminate said Covenants herein. It shall be lawful for the Association, the Architectural Control Committee or any Lot owner to prosecute the proceedings at law or in equity against the person or persons violating or attempting to violate anu such Covenants and either to prevent him or them from doing so or to recover damages or other dues for such violations. The Declarant reserves the right to enforce these restrictions.”.

The Board recommends a vote FOR the amendment.

Please vote on the last page of your ballot and return your ballot no later than May 29, 2026 as directed on the ballot. This amendment must be approved by 66% (95 yea votes) of the homeowners of DeCordova Ranch received by the deadline above. The tabulation will occur the following week on a to be announced meeting date.

YOUR VOTE IS VERY IMPORTANT