

A Petition Under Section 210 of the Texas Property Code

Made by the Members of DeCordova Ranch

Property Owners Association, Inc.,

a non-profit Texas corporation

Basic Information

Property Members Association: DeCordova Ranch Property Owner's Association, Inc., a Texas non-profit corporation established by the articles of incorporation filed with the secretary of state of Texas on January 30, 2007.

Association's Address: 10340 Alta Mesa Road, Unit C, Keller, TX 76244

Declaration: The Declaration of Covenants Conditions and Restrictions of DeCordova Ranch was recorded on September 21, 2005, in the (County Clerk's Document Number 2005-0016027) Volume 2137 and Page 579 of the Real Property Records of Hood County, Texas, and all amendments thereof

WHEREAS, the DeCordova Ranch Property Owner's Association, Inc. (the "Association") Board of Directors voted in favor of submitting a petition to the owners of property within the Association under Section 210 of the Texas Property Code to amend Article IX. Section 1. of the Declaration on the 24th day of March 2026.

WHEREAS, the Association is located within Hood County, Texas.

WHEREAS, Section 210 of the Texas Property Code is currently applicable to the Association because the approximate population of Hood County is 67,774 and the total population of Johnson County, a contiguous county to Hood County, is 202,906.

WHEREAS, a portion of the Association is located within the extraterritorial jurisdiction of Granbury, Texas.

WHEREAS, the Association desires to make this amendment in order to impart upon the Association the power to amend its' Declaration without relying upon a special provision of the Texas Property Code.

WHEREAS, Section 210 of the Texas Property Code requires owners of at least 66 percent of the real property in the subdivision to vote in favor of the proposed amendment for the petition to pass.

NOW THEREFORE, The Association hereby submits to its' members this petition to amend and restate in its entirety Article IX. Section 1. of its' Declaration in accordance with Section 210 of the Texas Property Code as follows:

“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.”

All responses to the petition must be received at 10340 Alta Mesa Road, Unit C, Keller, TX 76244 by May 29, 2026.

WE THE UNDERSIGNED OWNERS OF PROPERTY IN THE DECORDOVA RANCH SUBDIVISION INDICATE BY OUR SIGNATURES ON THIS DOCUMENT OUR APPROVAL OR DISAPPROVAL OF THE PROPOSAL CIRCULATED BY THE ASSOCIATION ON OR ABOUT _____ TO MODIFY OUR DECLARATION. WE ACKNOWLEDGE THAT WE HAVE FULLY REVIEWED THE PROPOSAL.

Please check for or against the petition in the appropriate box below. Name, Unit, and Lot need to be indicated below. If an entity owns the property, please write the entity's name and sign in your appropriate capacity on behalf of the entity.

_____ **I/We Hereby Sign This Petition In Favor Of Amending The Declaration Shown Above**

_____ **I/We Hereby Sign This Petition Against Amending The Declaration Shown Above**

LOT OWNER'S SIGNATURE: _____ **Lot #** _____ **Unit#** _____

LOT OWNER'S PRINTED NAME: _____ **Date** _____

(Please print name legibly)

SECOND OWNER'S SIGNATURE: _____

SECOND OWNER'S PRINTED NAME: _____