

Cyprus Villas HOA – CC&R Amendments, Frontier Fiber, and Compliance Reminders

Dear Cyprus Villas Homeowners,

Thank you to everyone who joined us for the March 25, 2025 Virtual Board Meeting. We appreciate your engagement and are excited to share several key community updates.

1. CC&R Amendments – Now Official

The Second Amendment to the Declaration (CC&Rs) was approved by a majority vote of the membership. These changes were made to:

- Remove outdated Declarant references
- Modernize our governing documents
- Strengthen enforcement and compliance policies
- Align with current Texas Property Code

Highlighted Changes Include:

- Leasing Restrictions: Minimum 12-month lease terms, 2% cap on rentals, two-year ownership before leasing, and required tenant registration.
- Architectural Control: ACC members must be homeowners and residents. The ACC process is clarified and no longer involves the Declarant.
- Prohibited Uses & Signage: Updates to rules on storage, antennas, holiday displays, and political signs.
- Assessments & Enforcement: Stronger language around fines, interest, liens, and foreclosure rights for unpaid dues.
- Governance & Voting: Lowered amendment approval threshold from 67% to 51%. Declarant and Class B rights removed.

We've created a detailed annex to help you understand additional changes that may impact you.

You can download it here:

- Annex Summary: [Cyprus Villas Annex CC&R Amendments Summary](#)

2. Frontier Fiber Internet – Goes Live April 1, 2025

Homeowners may now call Frontier to schedule their installation appointment. Here's what to expect:

- Technicians are typically available 4–6 days out.
- A contractor will first run a cable from the neighborhood box to your home.
- The fiber line will likely enter the same location Spectrum used and connect to your indoor communications panel, usually in your laundry area.
- The eero modem and router will be installed there.
- Fiber provides equal 1 gig upload and download speeds with better reliability and less downtime than coax.
- Optional upgrades to 2, 5, or 7 gig service are available for an additional cost paid directly to Frontier.
- Upgrades require a different modem/router and an additional technician visit.
- You may request to keep your existing network name and password to avoid reconnecting devices—just inform the technician at install.
- Frontier also offers “Whole Home Wi-Fi” with eero extenders for \$10/month.
- If you experience any lawn damage or unresolved line issues from the initial installation, please notify the Board immediately.

3. Compliance Reminders & Violation Reporting

We want to thank everyone who continues to maintain their homes in accordance with community standards. Here are a few reminders:

- Trash Can Storage: Trash cans must not be visible from the front of the home except on pickup days. This is now one of our top violations.

- Violation Process: Homeowners receive three notices before any fines are assessed. However, ongoing or serious violations may result in escalated enforcement including but not limited to fines issued per day or per occurrence.
- Reporting Violations: You can report concerns anonymously using the “Contact Us” tab at www.cyprusvillashoa.com.

4. Community Updates

- The call for candidates has gone out—our Annual Meeting and Election will be scheduled soon.
- Fence repairs along the community perimeter are set to begin shortly.
- The Board is reviewing proposals to restore power to the Cottonflower and Sunnybrook common area meter.

If you have questions or would like to review the full recorded amendment, please visit www.cyprusvillashoa.com or reach out through the website’s contact form.

Thank you for your continued support and attention to keeping Cyprus Villas a well-maintained and welcoming place to live.

Warm regards,

Essex Association Management, L.P.,

Managing Agent

On behalf of the Cyprus Villas HOA, Inc. Board of Directors