

**Notice Of Open Ballot -And- Board Meeting To Vote
On Amendment To Covenants, Conditions And
Restrictions (“Cc&Rs”)**

February 13, 2025

Dear Cyprus Villas Homeowners,

Your Board of Directors is proposing an amendment to the Covenants, Conditions and Restrictions (the “CC&Rs”). In order to make these changes, 67% of the affirmative votes must be received by the Association vote, in person or by proxy.

To assist you in making an informed decision, a copy of the **“Sample Amendment” and “ballot”** has been sent out for your review and has been posted to the Association’s website. Numerous changes are to bring the CC&Rs into compliance with the most current Texas Property Code language and requirements while other revisions focus on removing language as it pertains to the Declarant and the Declarant Period which no longer exists or applies. The Board of Directors unanimously recommends your approval of all the changes and thank you in advance for your participation in addressing the proposed changes.

On March 25th, 2025, at 6:00pm the Board will hold an open Board Meeting to announce the final voting results and address any questions from the Members regarding the amendment. On Wednesday, February 12th, 2025, the ballot went live on the Association’s website for those Members who would like to cast their votes but are not able to attend the meeting. A formal notice and agenda have been sent out. Members may also assign their proxy to the Board or another person to vote if they are unable to vote online or will not be attending the meeting.

The changes that are approved by the Members will be incorporated into the official amendment and filed with the County Clerk’s Office. Each Member will be sent a copy of the amendment once it is recorded and a copy placed on the Association’s website.

Please do not hesitate to contact your Board of Directors should you have any questions, or you may contact the Board or Essex from the “Contact Us” tab located on your Association’s website <https://cyprusvillashoa.com/contact-us.aspx>.

Thank you,
Board of Directors,
On Behalf of Cyprus Villas Homeowners Association, Inc.

Cc: Association file