

North Creek McKinney Homeowners Association

Vote by ballot/written consent to approve proposed community improvements

The ballot can be submitted via electronically <https://northcreekmckinneyhoa.com> Or via enclosed ballot, emailed Lindsay@legacysouthwestpm.com or mailed to 8668 John Hickman Parkway suite 801 Frisco, TX 75034

Voting opens Wednesday, April 23rd and will close Sunday, April 27thth

4 Benches @ \$600



Please mark For or Against:

- ☐ For
☐ Against

2 Picnic tables @ \$1,200



Please mark For or Against:

- ☐ For
☐ Against



Mailbox lights \$4,200

Please mark One option:

- ☐ For
- ☐ Against
- ☐ Explore other options

Fraser North Creek South LLC has requested the McKinney North Creek HOA to approve or disapprove a Second Amendment to the North Creek CCRs.

A copy of the Second Amendment is attached to this Ballot.

- ☐ Approve
- ☐ Disapprove

Signature of Owner: _____

Printed name: _____

Property Address: _____

Explanation

In the process of a review of the title to the North Creek South property, it was discovered that a deed restriction limiting the use of the property to single family lots was filed in error on the Southern property.

Deed restrictions of this nature are common as lenders will sometimes protect their investment until the construction of a subdivision is completed and the HOA CCRs are recorded. Once the CCRs are recorded, then the temporary deed restriction is removed from the property.

However, in this instance, the deed restriction was not removed at the time the CCRs were recorded.

Soon after the discovery of the existence of the deed restriction, the lender removed the restriction.

Out of an abundance of caution, the owners of the Southern property are requesting the North Creek HOA to approve or disapprove the Second Amendment to the CCRs which allowed removal of the deed restriction.

End Result

The owners of the Southern property can then move forward with plans to develop or sell the property in accordance with the Single-Family guidelines and Single Family uses as permitted by the City of McKinney.

Disclosure

Fraser North Creek South LLC has contracted to sell the property for a private school and a local retail use. If the buyer decides to purchase the property, the buyer will be required to take the property through the zoning process with the City for the local retail use.