

Dear North Creek HOA,

This is a friendly reminder that our upcoming meeting will take place on Wednesday, April 23rd beginning promptly at 6:00 p.m.

In effort to keep the meeting efficient and on track, we kindly ask that you submit any questions in advance or post them in the chat during the meeting. Please keep any questions in line with the meeting agenda. Questions submitted via email ahead of time will be added to the agenda and addressed accordingly. Please submit email:

Lindsay@legacysouthwestpm.com

We appreciate your cooperation and look forward to your participation.

Sincerely,

North Creek BOD &

Lindsay Gilliland, Property Management

Call to Order

New business:

North Creek HOA website for communication

Landscape reminders, violations

ACC Request for all exterior improvements

City sewage improvement update

Voting ballot and process

Adjourn

Q&A

Ballot sample:

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

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
- ☐ Disprove



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. 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.