



12000 Summer Meadows, Spring Branch, TX 78070

April, 2026

Dear Property Owners,

Over the past several years, the Board of Directors for Creekwood Ranches POA has been diligently working to update our governing documents to align with newly enacted Texas state laws. As we continue working together to preserve the beauty, property values, and integrity of our subdivision, the Board of Directors would like to share an important update regarding community standards and enforcement procedures.

We've received questions from many of you regarding alleged violations within the subdivision. As you may know, Creekwood Ranches is governed by a set of documents including the Restrictions, Bylaws, Assessment & Fine Collection Policy, Fine & Enforcement Policy, Architectural Review Committee (ARC) Guidelines, Park Rules, and Subdivision Rules. Historically, enforcement options have been limited—beyond placing liens or pursuing foreclosure for non-payment of dues. Also, in many cases the only historical recourse for alleged violations of the Restrictions has been legal action, which is costly.

Recent legislation now provides for a more practical enforcement mechanism the Board would have discretion to use: a Fine and Enforcement Policy. In response, the Board has worked carefully to develop and adopt these policies. This policy outlines the process for addressing violations and includes a schedule of fines for non-compliance. During this process, we recognized the need to restate, revise, and align our governing documents to ensure consistency and legal compliance. These efforts are aimed at ensuring clarity, fairness, and consistency in how we manage shared spaces and uphold subdivision rules.

This has been a significant undertaking, involving thoughtful discussion among Board members and consultation with our attorney. We are pleased to inform you that the Amended and Restated Bylaws, Assessment & Fine Collection Policy, Fine & Enforcement Policy, ARC Guidelines, Park Rules, and Subdivision Rules have all been approved, signed, recorded, and are now in effect. All updated materials are available for your review on the Creekwood Ranches website.

These documents now provide the Board with the necessary tools to address and enforce violations effectively. All updated materials are available for your review on the Creekwood Ranches website.

Residents are always welcome to report concerns or potential violations. All reports are reviewed by the Board in accordance with the Fines and Enforcement Policy. Please note that all violation

reports are handled confidentially. Because enforcement matters involve the privacy of individual property owners, the Association cannot disclose to other residents whether a violation was confirmed or what actions were taken. This confidentiality protects everyone and ensures fair, consistent application of our governing documents.

We understand that compliance with new laws takes time, and we want to give everyone the opportunity to review and adjust. Therefore, a grace period is now in effect until June 30, 2026. During this time, no fines will be issued, and we encourage all property owners to take this opportunity to bring their properties into compliance with the required standards.

Our shared goal remains to preserve the integrity of our community, foster a pleasant and respectful residential environment, and maintain and enhance property values for all.

Thank you for your continued cooperation and commitment to Creekwood Ranches. Together, we can ensure our community remains a place we're proud to call home.

Warm regards,

Creekwood Ranches Board of Directors