

OUTLINE OF PROPOSED AMENDMENTS TO DECLARATION

All bolded sections are to bring attention to the Article and/or Section of the original Declarations for which amendment is to be considered. Each definition will explain the change and allow each Owner to make an informed decision before you vote. **You will be asked to vote for each proposed amendment individually.** Any questions regarding this process, please contact Michelle Dando at Michelle@legacysouthwestpm.com . A copy of the draft amendment to the Declaration is attached.

Article 6, Section 6.4(b) Insurance of Units

We seek to amend this section in order for the Association to cut costs by allowing the association to charge to do a special assessment in lieu of purchasing the high cost of buy down wind and hail deductibles. This coverage is offered by all insurance providers at a very minimal cost to the homeowners policy.

Article 7, Section 7.3(f) Protection of Owners and Others

The purpose of this addition is to cap the limit of total rental units to 25%.

Article 12, Section 12.3 Special Assessments

This is to remove the 50% voting approval requirement so that we can pass a special assessment without having to wait to get the votes needed especially in an emergency situation such as hail or other roof damages from acts of mother nature. This feeds back into the change of Article 6, section 6.4 (b) by requiring the extra Ryder on Homeowner policies.

Article 12, Section 12.11 Enhancement Fees Upon Transfer of Title

This CAP fee would be increased from \$400 to \$750 for new homeowners. This will help increase our reserve as needed for the Association. In addition, we will collect a one-time insurance fee of \$750 from new homeowners. All of this is to aid in keeping our Association Reserves where they should be.

END OF THE OUTLINE OF PROPOSED DECLARATION AMENDMENTS
BALLOTING BEGINS ON NEXT PAGE

If you do not vote online, please return Ballot using one of the following methods. If you are voting as someone's proxy, the proxy must accompany the Ballot in order for it to be counted:

E-mail to: Michelle Dando at Michelle@legacysouthwestpm.com

Heritage Trails Homeowners Association Inc.
www.heritagetrailshoa.com

BALLOT

I, the undersigned, being the owner of record for the property identified below, do hereby consent to the casting of a ballot for the purpose(s) stated in the notice and as outlined in the explanation for amendments included with this Ballot. I understand that I may cast my vote electronically online from the Association's website or complete this ballot and return it to the managing agent via one of the return methods provided.

Your Full Name: _____

Your Property Address: _____, Lewisville, TX 75077

Signature: _____ Date: _____

*****BALLOT MUST HAVE YOUR COMPLETE NAME, ADDRESS AND SIGNATURE TO BE VALID*****

I affirm I am the Owner of the Property address listed above and do hereby consent to the casting of this ballot. I understand, I must cast my ballot online or return the ballot before the deadline by any method provided. **I understand the deadline for casting an online vote or returning this ballot is Wednesday, December 20, 2023, at 11:59 p.m.**

If you do not vote online, please return Ballot using one of the following methods. If you are voting as someone's proxy, the proxy must accompany the Ballot in order for it to be counted:

E-mail to: Michelle Dando at Michelle@legacysouthwestpm.com

BEGIN BALLOTING:

Please **check only one box** per topic. **Unchecked or multiple boxes checked for a topic will not be counted.**

Article 6, Section 6.4(b) Insurance of Units

- Vote **to Approve** the amendment to Article 6, Section 6.4(b) Insurance of Units
- Vote **to Deny** the amendment to Article 6, Section 6.4(b) Insurance of Units.

Article 7, Section 7.3(f) Protection of Owners and Others

- Vote **to Approve** the amendment of Article 7, Section 7.3(f) Protection of Owners and Others
- Vote **to Deny** the amendment of Article 7, Section 7.3(f) Protection of Owners and Others

Article 12, Section 12.3 Special Assessments

- Vote **to Approve** the amendment on the Special Assessments of Article II, Section 2.3.
- Vote **to Deny** the amendment on the Special Assessments of Article II, Section 2.3.

Article 12, Section 12.11 Enhancement Fees Upon Transfer of Title

- Vote **to Approve** the amendment on Enhancement Fees Upon Transfer of Title
- Vote **to Deny** the amendment on Enhancement Fees Upon Transfer of Title

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E-mail to: Michelle Dando at Michelle@legacysouthwestpm.com