



Notice of Special Meeting of the Members

Thursday, March 3, 2022, at 6:30 p.m.

Virtual/In Person

Registration URL: <https://attendee.gotowebinar.com/register/8532539406048197132>

Webinar ID: 225-718-803

**Address: Frisco West Municipal Building
1230 Brendan Dr, Little Elm, TX 75068**

January 20, 2022

Dear Homeowner,

The Homeowners Association of Frisco Hills is pleased to announce a Special Meeting of the Members has been scheduled for Thursday, March 3, 2022, at 6:30 p.m. Special Meetings are open session and business transacted at this meeting will be restricted to those topics stated in the agenda. The purpose of this meeting is to announce the final tally votes regarding the First Amendment to the Associations Declaration of Covenants, Conditions and Restrictions ("DCCR's"). To comply with the Texas State Property Code 209.0056, this notice is postmarked at least ten (10) days in advance of the scheduled meeting date.

The quorum requirement for the Special Meeting is thirty (30%) of the total number of lots in the property. The approval of the First Amendment to the Frisco Hills DCCR's requires an affirmative vote of at least sixty-seven (67%) of the total votes of the Members of the Association present either in person or by proxy. Electronic, Email, Mail in or votes submitted by Fax will count toward the 745 total votes needed. Without the required number of Affirmative Votes, the Amendment to the DCCR's cannot be approved. Several ambiguities exist in the DCCR's that require clarification and updates to language in numerous other sections is needed to address architectural and other rules or restrictions. All changes are meant to aid the Board of Directors in providing oversight and operations of the Association in a consistent manner and will also update any language affected by the September 2021 legislative changes affecting all homeowners' associations across Texas. Your vote participation is important to ensure the Board of Directors can move forward with the required amendment and desired changes.

The sole topic for the upcoming Special Meeting is the First Amendment to the Association's DCCR's. Enclosed with this notice you will find the agenda, ballot, and a proxy. Along with the Ballot, you will find a summary of the proposed changes to the language for each Article and/or

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**Essex Association Management L.P.
1512 Crescent Drive, Suite 112
Carrollton, TX 75006
Phone: (972) 428-2030 Fax: (469) 342-8205
www.friscohillshoa.com**



Section being brought before the Owners for vote. Each proposed change will have its own yes or no ballot box so Owners can vote on each proposed change individually.

*****Please note, that if you vote online or submit a ballot via USPS or email your vote will count toward the quorum for holding the special meeting. Our goal is to receive ALL the necessary votes to achieve quorum & the number of votes needed to approve the Amendment prior to the meeting date. *****

Below are four (4) ways Members can vote. **Online voting will begin on Saturday January 22, 2022, at 12:00 p.m. from the Association's Website at www.friscohillshoa.com and will close on Thursday, February 24, 2022, at 12:00 a.m.** Please be advised, no online voting or ballots submitted after the deadline may be accepted.

Ways you can vote:

1. You can cast your vote electronically from your Association's Website.
2. Email your Ballot or Proxy to Abarnes@essexhoa.com or proxies@essexhoa.com
3. Fax your Ballot or Proxy to: (469) 342-8205 ATTN: Ashton Barnes
4. Submit your Ballot or Proxy through U.S. Mail to the address located in the footer, ATTN: Ashton Barnes. **(Please be sure you mail your Ballot or Proxy with plenty of time for the mail to reach us. If you assign your proxy to another, the proxy must accompany the ballot for the ballot to be counted)**

We look forward to you joining us on Thursday, March 3, 2022, at 6:30 p.m. All the enclosed documents will be posted to the Association's website and available for viewing, download or print. Only the Owner of Record or the proxy holder may vote and only one (1) vote per lot is allowed. It is very important that all documents are returned to the managing agent by or before the deadline mentioned above. Results of the vote will be announced at the Special Meeting of the Members. Should you have any questions regarding this notice or the upcoming meeting, please submit your inquiry via the "Contact Us" tab located on the Association's website and an Essex representative will respond promptly.

Sincerely,

President of the Board of Directors,
On Behalf of the Homeowners Association of Frisco Hills, Inc.

cc: Association file

Enclosures: Agenda, Proxy, and Ballot

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