

June 10, 2019

TO: White Bluff Property Owners

FROM: Your Board of Directors

RE: WBPOA Declarency

Of Concern to All Property Owners

In recent months through your White Bluff Properties Owners Association (WBPOA) you have assumed control of the amenities and common properties in the subdivision. Because of this a legal circumstance has come to the attention of the WBPOA Board that requires your assistance to rectify. The former developer used this legal circumstance called "The Declarency" to establish, grant, and modify the founding documents, make amendments, modify the Covenants, Codes, and Restrictions (CC & R's), plus change any and all of the building codes enforced by the Architectural Control Committee (ACC) as needed. A Hill County Judge recently removed the "The Declarency" rights from the Developer in a court action. Unfortunately, those rights do not automatically transfer to your WBPOA without your specific permission.

Your WBPOA Board is now asking for your permission to establish these "Declarency" rights for your benefit. This is necessary for the proper operation of the community. To accomplish this a Special Meeting must be held and a vote in person or a proxy declaration of your voting right must be in hand for 67% of all property owners. Obviously, it would be easiest for as many Property Owners as possible to grant the WBPOA Board a proxy of their voting rights. This Special Meeting will be a one issue meeting only. You may go to the website <https://www.whitebluffpoa.com/proxy.html> and print off a proxy form and follow the instructions on the bottom of the form to return it. Or you may use the form included with this letter. Again, just follow the instructions on the bottom of the form to return it. If you have sent in a proxy form in the last four (4) months you do not need to send in another one. But if you can't remember, feel free to send in another one. If you do not know your WB Lot and Section Number or Street

Address you may call the WBPOA Office at (254) 694-9276 and they will look it up for you.

Just one example of why the WBPOA needs “Declarency” rights:

Recently a property owner (PO) submitted house plans to the ACC for approval. It was discovered that the setbacks from the property lines were different on the two adjoining lots the PO owned. One at 25 feet and the other at 15 feet. The ACC referred the PO to the WBPOA Board to ask for a “variance”. The WBPOA Board had to decline the PO’s request because the Board does not have “Declarency” rights to accomplish this type of legal function. The situation is still pending. There are many other examples too numerous to list in this letter.

Thank you for your concern and consideration in this matter,

Your WBPOA Board