



HOMEOWNERS ASSOCIATION

February 27, 2025

Dear Iron Horse Homeowners,

RE: Proposed Amendment to CCRs - Leasing and Occupancy Restrictions

We are writing to inform you of an important proposed amendment to the **Covenants, Conditions, and Restrictions (CCRs)** of the Iron Horse Village Homeowners Association, specifically related to **Article 7, Section 7.22 - Leasing and Occupancy Restrictions**. The proposed amendment has been revised in its entirety to limit leasing to no more than twenty percent (20%) of the residential units in the community.

Voting Process

To facilitate your participation in this important matter, the voting period will begin on **Saturday, March 1, 2025**, and conclude at **5:00 pm on Tuesday, April 15, 2025**. The vote will be conducted using three methods:

1. **Electronic Voting** via the Association Website: Homeowners must be registered on the HOA website to cast their vote electronically. Please ensure your registration is up to date before the voting period begins.

Your account number is required to register on the Community website at <https://ironhorsevillagehoa.com/admin/register-user.aspx>. To receive your account number an owner can contact the Essex Association Management Customer Service Team, Monday-Friday, during business hours. Please do not wait until the final day of voting to register if you choose to cast your ballot electronically as registration to the Association's website could take up to forty-eight (48) hours.

2. **Email Ballot & Proxy:** If you prefer, you can submit your vote by emailing your completed ballot to **Robert@essexhoa.com**. Upon submission, you will receive a confirmation email from the Management representative verifying the receipt of your ballot.

3. **USPS Mail-In Ballot & Proxy:**

For those who wish to vote via mail, please send your completed ballot to the following address: **1512 Crescent Dr. Suite 112, Carrollton TX, 75006 Attn: Robert Larin** and ensure that your ballot is postmarked no later than April 10, 2025. To be considered valid, please allow sufficient time for delivery, as late or misdirected mail may not be counted.

If a ballot is submitted via email or mail-in, please ensure that your full name and property address is completed and legible, the ballot is signed and that your vote to "Approve or Deny" is clearly marked, or the Ballot will be deemed invalid and not counted toward the final tally of votes.



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Once the voting period closes, the results will be announced either during an open board meeting or in a specially convened meeting called solely to announce the results.

Electronic balloting and the Texas State Property Code

Please note that according to the Texas State Property Code, Section 209.00592, electronic balloting is a recognized and acceptable means of casting a vote to address matters regarding Association Business. Ballots cast electronically shall also count toward the needed quorum should a quorum of the members be required.

Extension of voting period due to lack of quorum

If quorum is not met during the prescribed voting period, an announcement will be made to notify the owners of an extension of the voting period to allow for adequate response time from the property owners.

Availability of Amendment for Review

A copy of the proposed amendment will be available on the Iron Horse Village HOA website for your review. If you would prefer a hard copy, please submit a written request to receive it via USPS.

Key Provisions of the Proposed Amendment

In addition to establishing the leasing cap, the proposed amendment includes several other key provisions, including but not limited to:

1. Tenant Registration
2. Adherence to the rules and regulations outlined in the CCRs
3. Qualifications of prospective tenants and lessors
4. Rejection of lease applications by the Board of Directors
5. Duty of the property owner to inspect tenants
6. Hardship clause provisions
7. Grandfathering of certain leases
8. Penalties for noncompliance
9. Fining schedule for violations
10. Authority of management to enforce the provisions

Implementation of the Leasing Restriction

As permitted by Texas State Law, specifically **Section 209.0041 of the Texas Property Code**, the



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proposed amendment will be implemented upon the affirmative vote of **sixty-seven percent (67%)** of the total votes cast by the members of the Iron Horse Village Homeowners Association.

We strongly encourage your participation in this vote to help ensure that the community's rules align with the needs and interests of all residents, particularly ensuring that a healthy balance between owner-occupied and leased homes can be maintained.

If you have any questions or would like further information on the proposed amendment, please do not hesitate to reach out. Thank you for your attention to this matter, and we appreciate your participation in this important decision-making process for our community.

Sincerely,
Sean Corcoran
Vice President,
Essex Association Management L.P., Managing Agent,
on behalf of Iron Horse Village Homeowners Association