

Arcadia Farms Community Association, Inc.

NOTICE OF SPECIAL MEETING TO MODIFY THE GOVERNING DOCUMENTS

Dear Residents of Arcadia Farms Community Association,

In accordance with Texas State Business Organizations Code 21.155 and Article 10, Section 3 of the DCC&Rs for Arcadia Farms Community Association, Inc., **you are hereby given notice that a Special Meeting has been called to vote on a proposed amendment to the Governing Documents.** The meeting will take place online on August 20th, 2024 at 6:30pm via the meeting link below.

Arcadia Farms Special Meeting

Aug 20, 2024, 6:30 – 7:00 PM (America/Chicago)

Please join my meeting from your computer, tablet or smartphone.

<https://meet.goto.com/970587653>

You can also dial in using your phone.

Access Code: 970-587-653

United States: [+1 \(408\) 650-3123](tel:+14086503123)

A quorum of 10% (96 homeowners) is required to have the meeting and vote on the proposed changes. In order for the amendment to pass a sixty-seven percent (67%) affirmative vote of all lot owners is required to modify the governing documents. Please see the proposed change below.

Proposed Amendment to Section 3.2 Rentals:

Nothing in this Declaration shall prevent the rental of any Lot and the Improvements thereon by the Owner thereof for residential purposes; provided that all rentals must be for terms of at least six (6) months. All leases shall be in writing. The owner must provide to its lessee(s) copies of the Restrictions. Notice of any lease, together with such additional information as may be required by the Board, will be remitted to the Association by the Owner on or before the expiration of ten (10) days after the effective date of the lease. From the date of the adoption of this Section 3.2, no more than twenty percent (20%) of the total Lots located in the community may be leased at any point in time.

Each Lot is permitted one vote. Voting will take place online via www.arcadiafarmshoa.com, Directed Proxy, and Absentee Ballot. Voting will begin after the meeting and be open for thirty (30) days. Should you be unable to attend the meeting, please fill out the attached Directed Proxy. Directed Proxies must be returned via email or USPS to the property manager, Heather Smith by 4:30pm August 20th.

Heather Smith – heather@legacysouthwestpm.com

8668 John Hickman Parkway

Suite 801

Frisco, Tx 75034

Sincerely,

Heather Smith

On Behalf of Arcadia Farms Board of Directors

Arcadia Farms Community Association, Inc.

******* Important – Do Not Discard *******

IF YOU ARE NOT PLANNING ON ATTENDING, PLEASE SEND IN YOUR PROXY BY USPS OR E-MAIL TO HELP US REACH THE 10% QUORUM REQUIREMENT.

KNOW ALL MEN BY THESE PRESENTS, that the undersigned owner in the Arcadia Farms Community Association, INC. does hereby constitute and appoint _____ (or, if left blank, Gregory Power, Secretary of the Arcadia Farms Community Association, INC.) as my proxy to act on my behalf at the special meeting held on **August 20th, 2024** via GoToMeeting at **6:30pm** to vote for or against the proposed amendment to implement a 20% rental cap. My proxy shall have full authority to vote on all matters that may be presented at said meeting as fully and with the same effects as if the undersigned had been present at said meeting.

This directed proxy is irrevocable except by actual notice by the undersigned to the secretary of the association or to the officer presiding over the meeting that it is revoked. Unless sooner terminated, this directed proxy should terminate automatically upon the final adjournment of the special meeting for which it is given.

The undersigned hereby directs said proxy to vote for or against the following amendment to section 3.20 of the DCC&Rs to include a rental cap of 20% by the Arcadia Farms Community Association, Inc. **(Please mark with an “X” by “FOR” or “AGAINST” in the space provided below. If neither or both are marked, this Proxy will be invalidated.)**

Proposed Amendment to Section 3.2 Rentals:

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- FOR** the amendment to place a 20% rental cap.
- AGAINST** the amendment to place a 20% rental cap.

Other Express Instructions (if any) _____

The undersigned has/have executed this directed proxy on _____
(Date)

Address: _____ Phone: _____

(Printed Name)

(Signature of Owner)

(Printed Name)

(Signature of Owner)

Please mail, email, or have a neighbor bring this form to the meeting.

The mailing address is:

Legacy Southwest Property Management, 8668 John Hickman Pkwy, Suite 801, Frisco Texas 75034

Email: heather@legacysouthwestpm.com