

HOMEOWNER'S INFORMATION LETTER

The Bailey Ranch Estates Homeowners Association, Inc. is a non-profit corporation organized for the collection, expenditure as well as management of the Maintenance Funds and general overall supervision. The Association also exists for the promotion of the health, safety and welfare of the residents, as well as enforcement of provisions of the Declarations. Included are other rights and duties and responsibilities as may be conferred upon or granted to such representative organization by Declarant or the Owners. Membership is mandatory and each owner automatically becomes a member of the Association upon acquiring a home in the subdivision. The Association is governed by the Declaration of Covenants, Conditions, Restrictions and Bylaws. These documents should be read by every homeowner.

The major responsibilities of the Association are to protect the investment and enhance the value of the property owned by its members, the homeowners. The Association provides for the physical maintenance and operation of the common elements and the facilities. The Association is also responsible for enforcing the legal documents and may do anything lawful to protect, beautify, or benefit the property under its jurisdiction, such as enforce restrictions.

All owners are required to pay Association Fees in accordance with the governing documents of the Association. The fees may be due annually. They fund the operation and maintenance of the common property which provide services for the benefit of all owners. An example of what your Association Fees may be used for are common area landscape maintenance, insurance for the Association, as well as provide for capital improvements desired by the Association.

The affairs of the Association are managed by a Board of Directors and any committees they may appoint. The Association officers are elected annually by the Boards of Directors. The Board of Directors is required to determine the policy of the association and each of the directors must use his or her own discretion as well as exercise the utmost care and diligence in the performance of his or her duties. The Directors do not receive any compensation from their services.

The Architecture Control Committee is organized to provide and maintain uniformity and harmony in the construction of improvements to the homes in Bailey Ranch Estates Homeowners Association, Inc., Any improvements made to the exterior of your home or property must have prior approval by the committee, which requires an ACC Application to be submitted. Please refer to your governing documents or ACC Guidelines and allow the committee up to ninety **(90) days** to review the Application.

All lots or units shall be maintained in a sanitary, healthful, and attractive manner by the owner(s). Weeds pulled, grass must be cut and lawns edged. Lots shall not be used for storage of materials and/or equipment other than normal residential requirements or for the construction of improvements as permitted by the Deed Restrictions.

Your community has a website for the use of your Association's residents!

<https://baileyranchtx.com>