

Red Oak Ranch Property Owners' Association

% CH&P Management Company
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Welcome to Red Oak Ranch!

Red Oak Ranch is a deed-restricted community. When you purchased your new property, you became a member of the Red Oak Ranch Property Owners' Association (the "**Association**"). The Association operates and manages our community, including the enforcement of its governing documents and laws of the state of Texas. All are designed to protect and enhance property values and support a harmonious relationship between residents.

www.RedOakRanch.org

The governing documents are public and available under "POA Docs" at our secure website. In addition, the website also provides information about use of the Horse Arena, services, utilities, mowing schedule, etc. Some areas of the website require a personalized login (e.g. Board Publications, Resident Directory, News/Events, etc.). Once you've logged in, you can choose to share your contact information with your neighbors in the Directory by visiting "My Info".

Governing Documents

We strongly encourage you to review all governing documents, particularly the Bylaws, Declaration of Covenants, Conditions, and Restrictions (the "**Deed Restrictions**"), and Property Owners' Guides, to obtain specific information about our community and the process and approvals required for changes and improvements to your new property.

Exterior Changes to your Property

If you are planning any exterior changes, the "Property Owners' Guide for Property Improvement Projects" will assist you in obtaining approval from the Architectural Control Committee (the "**ACC**"). The ACC is composed of fellow Property Owners who volunteer to review and approve exterior changes or new construction applications. A completed ACC application should be submitted 30 days prior to project commencement and is required before work can begin.

Please make a point to consult your property survey, the set-back lines, the drainage easements, and utility easements before clearing brush or planning your improvements. It is possible that your property may have unauthorized improvements that were constructed without the knowledge of the ACC.

Monthly Inspections

Each month, an inspection is conducted. Members who have visible violations are notified.

Property Management

CH&P Management is the forward-facing liaison and primary point-of-contact for RORPOA Members. As an employee of CH&P Management I am the dedicated Community Manager for Red Oak Ranch and will assist you in obtaining login credentials to the website, answering questions about the community, and sending out assessment invoices, reminders, and notifications. You may reach me via email or at the phone number listed above.

Your Contact Information

The primary form of communication in our neighborhood is e-mail and posts to the website. For the purposes of notification and setting up your website login, please fill out the enclosed forms and return them at your earliest convenience to the letterhead address or via email.

I'm looking forward to meeting you and supporting your smooth transition to the Red Oak Ranch community.

Sincerely,

Adrianna Nand, Community Manager
adrianna@chpmanagement.com



Enclosures:

RORPOA Member Information Record
Authorization for Alternative Method of Communication

Red Oak Ranch Property Owners' Association
Member Information Record

Please take a photo or scan and email the completed form to: **adrianna@chpmanagement.com**. If you prefer USPS, please return to the address in the letterhead. Thank you for your consideration.

Property Owner Name(s): _____

ROR Address: _____

Mailing Address (if different): _____

Home Phone: _____

Cell Phone(s): _____

E-mail Address(es) _____

Signature _____ Date _____

The primary form of communication within the ROR community is e-mail and posts to www.redoakranch.org. Your information will not be shared with others. If you would like to share contact information, please establish a website login and visit "My Info".

Red Oak Ranch Property Owners' Association
Authorization for Alternative Method of Notice

Dear Property Owner:

Red Oak Ranch would like to obtain your permission to communicate with you using email. This method has proven to be more efficient, substantially defray expenses for the Association, and improve communication within the community. At this time, over 90% of our residents have approved e-mail communication for their correspondence with the Property Owners' Association and Property Management Agent.

Please indicate your preference and return this Authorization.

YES, I'm in agreement with receiving communications via e-mail
Provide your preferred **email address below** (this will not be disclosed to others):

NO, I prefer to receive communications via USPS (paper mailings)

Whether YES or NO, **please provide your name, signature, and ROR street address below:**

Please take a photo or scan and email the completed form to: **adrianna@chpmanagement.com**. If you prefer USPS, please return to the address in the letterhead. Thank you for your consideration.

Why are we making this request? In 2015, the Texas Legislature added a new Section 209.0042 to the Texas Property Code. This authorizes a Subdivision Association to adopt an alternative method for providing notices to its property owners that is different from a method required by Texas law, but the Subdivision Association may only use such alternative method for providing notice to property owners who have affirmatively opted to allow the Subdivision Association to use such alternative method for providing such notice. Section 209.0042 further provides that a Subdivision Association may not require its property owners to allow the Subdivision Association to provide notice under the alternative method for which another method is required by Texas law.