

Rocky Creek Estates Homeowners Association

ANNUAL MEETING AGENDA

May 11, 2023 at 5:00pm

Please join the Go To Meeting from your computer, tablet or smartphone.

<https://meet.goto.com/385870885>

You can also dial in using your phone.

Access Code: 385-870-885

United States: [+1 \(646\) 749-3122](tel:+16467493122)

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Should quorum fail to be met for the Annual Meeting, the Rocky Creek Estates Homeowners Association will hold its Second annual meeting, as a self-governed association, on May 11, 2023 via Go To Meeting. The meeting will be called to order at 5:05pm. The order of business will be:

- I.** Board Introductions/Notice of Quorum
- II.** Nominee Introductions
- III.** New Business
 - Chicken Amendment Status
- IV.** Election Results
- V.** Resident Q & A
- VI.** Adjourn

Rocky Creek Homeowners Association 2023
Annual Meeting
Absentee Ballot
May 11, 2023 5:00 PM

"By casting your vote via absentee ballot you will forgo the opportunity to consider and vote on any action from the floor on these proposals, if a meeting is held. This means that if there are amendments to these proposals your votes will not be counted on the final vote on these measures. If you desire to retain this ability, please attend any meeting. You may submit an absentee ballot and later choose to attend any meeting in, in which case any in-person vote will prevail."

The homeowners will elect (3) THREE homeowner to the Board of Directors in accordance with the Bylaws recorded with Parker County **ONE VOTE PER HOUSEHOLD. Nomination Bios have been provided beginning on page two.

Please submit your completed absentee ballot no later than May 11, 2023 12:00 PM.

Email: customerservice@propertymanagementgroup.org,

Fax: 972-591-5625

Mail: Rocky Creek Estates Homeowners Association, 10340 Alta Vista Rd. #C, Fort Worth, TX 76244

STEP ONE: PLEASE SELECT/ WRITE IN A TOTAL OF THREE (3) HOMEOWNERS TO THE BOARD

- ☐ Tommy Morton

☐ Michael Rivard

☐ Magali Hernandez

☐ _____ (Write In)

☐ _____ (Write In)

☐ _____ (Write In)

STEP 2: SIGN AND DATE

Signature: _____

Printed Name: _____

Email/Phone: _____

Homeowner Address: _____

Nomination Bios:

Tommy Morton:

I am a husband and father of 1. We love the outdoors and with me on the board, I will continue to push for improvements. I have many years experience with non-profits and a knack for budgets and bargains. Elect Tommy Morton.

Michael Rivard:

As a current member of the HOA board, I would like you to consider keeping me on the board. I am just starting to understand what is expected, and would like to keep the HOA and the neighborhood working together to continued neighborly experience. Thank you for your consideration.

Amendment to Deed Restrictions 2023 Ballot

Rocky Creek Estates Homeowners Association, Inc.

Please email or mail in your completed ballot to:

Property Management Group

10340 Alta Vista Road Unit C Fort Worth, TX 76244

Office: (817)337-1221 / fax: (972) 591-5625

Email: customerservice@propertymanagementgroup.org

Please Note: Each lot is entitled to one vote.

Step 1: As a homeowner, I hereby direct my vote as indicated on this ballot:

<input type="checkbox"/> I APPROVE the amendment to the deed restrictions to be as follows:
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3.27 **OFFENSIVE ACTIVITIES**. No noxious or offensive activity shall be conducted on any Lot nor shall anything be done thereon which is or may become an annoyance or nuisance to the other Owners. No livestock of any kind shall be raised, bred or kept on any residential Lot, except dogs, cats, chickens per below requirements, or other household pets may be kept, provided that they are not kept, bred or maintained for commercial purposes.

- (A) **Chickens**: No more than six (6) domestic female chickens (hens) are allowed per property. Hens are to be utilized for personal egg production or as pets. A humane and properly constructed henhouse, with at least two (2) feet of grade level ground clearance shall be provided.
 - The structure must include solid, secure sides, including a solid top, that maintain confinement and prevents entry of predatory animals such as foxes or hawks. Sides should be embedded into the ground no less than one foot unless attached to a frame. Exterior surfaces, not inherently resistant to deterioration, shall be treated with a protective coating, such as paint or other suitable preservative, and maintained with sufficient frequency to prevent deterioration.
 - Enclosure must provide access for proper cleaning and maintenance. It must provide protection from extreme temperatures, including but not limited to insulation, ventilation and drainage; Henhouses must include laying boxes of a minimum surface of fourteen (14) inches by fourteen (14) inches per chicken and must be regularly bedded with sawdust, straw or like material.
 - All enclosures, including but not limited to structures and fencing, shall be constructed or repaired as to prevent rats, mice, or other rodents from being harbored underneath, within, or within the walls of the enclosure.
 - All henhouses must be properly maintained in a safe, clean, sanitary and substantial condition that possess no health threat to the chickens or citizens and does not create a public nuisance.
 - All feed and other items associated with the keeping of chickens that are likely to attract or to become infested with or infected by rats, mice, or other rodents shall be protected so as to prevent rats, mice, or other rodents from gaining access to or coming into contact with them;
 - Disposal of Chicken Waste/Manure: Waste products (manure) generated from the raising of chickens shall be composted on-site by the owner when possible. If on-site composting is impractical the waste products shall be double bagged in clear plastic bags and placed in the rollout container for disposal along with the regular household trash. All hens shall be contained, at all times, within a fence of at least four (4) feet high. Each hen shall have a minimum of four (4) square feet of range area. The range area must be well drained so there is no accumulation of moisture.

- All henhouses shall be a minimum of thirty (30) feet away from any adjoining property line. All structures, fencing, and hens must be located in the rear yard of the dwelling.
- **Male chickens (roosters) are prohibited.**

☐ **I DO NOT APPROVE the amendment to the governing documents.**

**Please sign on the following page.*

Signed: _____

Date: _____

Address: _____

Email: _____