

CLEARWATER COVE PROPERTY OWNERS ASSOCIATION, INC.

SPECIAL CALLED MEETING NOTICE

Date: August 18, 2025
Time: 6:00 P.M. to 7:00 P.M.
Location: **Clearwater Cove POA Park, Montgomery 77356**

Dear Homeowner,

The Board of Directors of the Clearwater Cove Property Owners Association, Inc. (the "Association") is calling an Association Special Called Meeting scheduled to take place on August 18, 2025 at 6:00P.M. at the Clearwater Cove POA Park. The Agenda for the Special Called Meeting is attached for your review.

The Agenda item, as many of you may know, in response to growth within the community, C&R Water Supply, Inc., has expressed a need to expand the existing water plants to Block 5, Lots 12, 18, 19 and Block 1, Lot 42. The affected Lots are currently subject to the terms and conditions contained within the Association's Declaration and in order to allow C&R Water Supply, Inc. to utilize these Lots for expansion of the adjacent water plants, the affected Lots must be removed from the use restrictions contained within the Association's Declaration and re-platted as part of the Association's Reserves. Please be sure to cast your vote by responding to the HOAlife Online Voting Portal notification <https://portal.hoalife.com/auth/new> or by sending in your Absentee Ballot if you are unable to attend the Special Called Meeting to vote in person. In order for this amendment to pass and to allow C&R Water Supply, Inc. to expand our community water plant, we will need to obtain the approval of 67% of the Owners.

If you have any questions, please don't hesitate to contact the Association's community manager, Jennifer Stanley at jstanley@acmg.solutions.

Thank You,

On behalf of the Board of Directors for
Clearwater Cove Property Owners
Association, Inc.

CLEARWATER COVE PROPERTY OWNERS ASSOCIATION, INC.

SPECIAL CALLED MEETING AGENDA

- 1) Call Meeting to Order
- 2) Motion to amend Article I, Section 1.14

A. BALLOT ISSUE No. 1

Article I of the Declaration of Covenants, Conditions and Restrictions for Clearwater Cove Property Owners Association, Inc. (“Declaration”) currently covers “Definitions.” In order to convey Lots 12, 18 and 19 of Block 5, and Lot 42 of Block 1 to C&R Water Supply, Inc. and the incorporation of those Lots into Reserve B and Reserve D, the following amendment to the definition of “Lots” needs to be amended as follows:

1. Motion to amend Article I, Section 1.14 as follows:

Section 1.14. Lot(s) – Each of the Lots shown on the Plat and Building Sites, and encumbered by this Declaration, excluding the Common Area, and Lots 12, 18 and 19 of Block 5, and Lot 42 of Block 1.

- (i) Lots 12, 18 and 19 of Block 5, and Lot 42 of Block 1 shall be integrated into Reserve B, Reserve D and reserved for commercial use.

- 3) Adjournment