



Panther Creek Homeowners Association

www.PantherCreekHomeownersAssociation.com



Dear Panther Creek Resident,

As many of you are aware the existing Covenants for the Panther Creek Homeowners Association have been in existence since the subdivision was first developed in 1990. At that time, the subdivision was just getting off the ground and the Covenants were prepared by the developers and not by the residents.

As the neighborhood has grown and matured, several issues have arisen which revealed problems with the existing covenants. Over the past several years and as recently as last September, the board of directors has engaged with you to develop a modern set of covenants that would function better for all of us and protect the financial investment we all have in our homes and neighborhood.

The board has spent a great deal of time working with residents and the attorney we retained, Gordon Gates, to present a modern, rational, and consistent set of Protective Covenants. Mr. Gates has worked with several HOA's on their covenants and, for example, our proposed changes are very similar to what Panther Creek West has in place today.

The board has formally approved the proposed revisions and they are (and have been) posted on the Panther Creek HOA website for your review: www.panthercreekhomeownersassociation.com

While revising the covenants was a task, the next step is more challenging, acquiring approval from 70% of the current homeowners. This includes whoever is listed as the legal owners on the deed, in many cases you and your spouse/partner/significant other. We are commencing the process now and anticipate it will take several months. Included in this mailing is the signature form all legal owners need to sign.

Please understand we attempted to take into consideration all of the comments and suggestions we received during this process. We're sure everyone can find some concern not addressed to their liking, or something they would like to have included, but we ask that you take into consideration that if we do not adopt the revised covenants we will stuck with the existing covenants for the foreseeable future.

Here are significant subjects that have been updated or revised.

- Redraw the boundaries of the Panther Creek Homeowners Association to reflect the new legal description which excludes Eagle Watch Townhomes and duplex parcels that will not be subject to the proposed new Covenants. Those properties will remain under the existing developer Covenants.
- Address the construction of outbuildings, garages, swimming pools, solar panels and fences.
- Impose uniform rules regarding yard signs, mailboxes and trash collection.
- Create an operational architectural control committee.

- Deal with the rental of units including short term rentals such as Airbnb.
- Set objective standards for lawn maintenance and trash receptacles.
- Describe the powers to enforce the Covenants.
- Remove archaic provisions.

Moving forward, the board will propose a budget and, if necessary, assess dues. Hopefully, once adopted, we will hold another membership meeting at which time a couple of new board members will be elected as a couple of us will be stepping down.

Please take a few minutes to sign and return the agreement form! Please send or drop it off to: Mary Hartlaub 3305 Panther Creek Drive.

Your HOA Board of Directors

Board of Directors

*Phil Lackman • Dwight Magalis • Randy Rushing
Dave Kelm • Mary Hartlaub • Bob Mosely • Marc Carter*

AGREEMENT TO CHANGE OF COVENANTS
FOR PANTHER CREEK HOMEOWNERS ASSOCIATION

The undersigned, being all of the owners of the property identified below agree to the amendment to the Protective Covenants (now known as the Declaration of Covenants of Panther Creek Subdivision), said amended Covenants being dated February 9, 2023.

Property Address: _____

Owners: _____
Printed Name Date

Signature

Printed Name Date

Signature

Printed Name Date

Signature

Printed Name Date

Signature