

February 2, 2024

Re: New Property Improvement Committee

Dear Lot Owners:

Under the terms of the initial Deed Restrictions recorded on May 12, 2020 (Phase I Restrictions) and June 28, 2022 (Phase II Restrictions) respectively, I was appointed and have served as the Property Improvement Committee for El Camino Real Estates subdivision until certain conditions were met. However, as contemplated by the aforesaid restrictions, I have sold sufficient lots in each Phase I and Phase II to be required to establish a Property Improvement Committee consisting of three (3) property owners in Phase I and Phase II.

Therefore, as per, 2) Term and Enforcement Section of the restrictions, Paragraph d (Phase I) and Paragraph f (Phase II), I, as grantor of the properties sold, have duty to appoint a three-person committee to oversee the future issues which we all know will arise, including issues concerning the enforcement of said restrictions. I hereby appoint the following property owners to this committee:

|             |  |              |
|-------------|--|--------------|
| Jimmy Seago | 1032 Apache Trail, Rockdale, Texas 76567 | 361-739-7993 |
| Joey Quibe  | 1056 Apache Trail, Rockdale, Texas 76567 | 512-923-3197 |
| John Mieth  | 1072 Apache Trail, Rockdale, Texas 76567 | 979-733-4125 |

The responsibilities of the committee are specifically stated in the deed restrictions. However, the principal job will be for each member to examine all plans of each residence to be constructed on each lot prior to construction to ensure compliance with restrictions.

To date, there have been multiple concerns over deed restrictions related to homes constructed, which have all been resolved except one. This matter is still ongoing. As previously stated, I was initially the only member of the Property Improvement Committee, and I was the one that filed this case in the courts and will see it thru to trial including the costs related to the matter.

While there will be multiple issues in the future for the Property Improvement Committee to tackle, the primary issue today is keeping each lot and the ditches and common areas mowed. At present my employee is doing this, however this won't continue forever so some kind of an assessment will have to be made in order to pay for issues that the lot owners fail to do.

Additionally, it is my hope that at some time we find an acceptable solution to the Apache Trail road from lots 1-4, which been dedicated to the county in 2022. While I spent an additional \$6000 in 2022 above and beyond the initial \$240,000 road cost, we are still seeing a slow deterioration of the road. Please be advised that as the subdivision grows so does our clout with the Pricinct 4 Commissioner whose job is dependent on our votes.

As of this writing there are three homes being constructed in the subdivision. These are lots 21, 18 and 4. The owner of lot 21 has already contacted me and I have referred that question to the new Property Improvement Committee. I am asking lots 18 and 4 to please contact out of courtesy, the new committee before construction begins or during construction on each lot to make sure they are in compliance with the deed restrictions as written.

Thank you to all for all that you have done to keep this subdivision the best in the county. Judge Steve Young helped me a lot to develop this project and he was always complimentary of it and referred to it for other developers to follow.

Sincerely,

Barry E. Parker