



Dear Mountain Lakes Ranch Property Owner,

Over the past several years, the Association has allowed flexibility in how Tract ownership and invoicing were handled—particularly when properties were transferred into Trusts, LLCs, Corporations, or other legal entities. This relaxed approach was intended to assist owners as estate planning and property-holding practices evolved.

After review, the Board is returning to full enforcement of the original recorded covenant requirements. This ensures consistency, legal compliance, and accurate administration of Association records.

## **What Is Changing**

The covenants define an “Owner” as the record owner of fee simple title to any Tract, whether an individual or an entity. Under these requirements:

- Each titled entity is considered a separate Owner.
- Each Owner must receive its own Maintenance Charge invoice.
- Any change in how a Tract is titled—such as moving it into a Trust or LLC—creates a new Owner of record for Association purposes.
- The Maintenance Charge lien attaches to the Tract based on the record Owner.

## **Examples**

- If a Tract is moved from an individual into a Trust, the Trust becomes the Owner and will be invoiced.
- If several Tracts previously titled in one name are moved into separate LLCs, each LLC will receive its own billing.
- If a property is retitled into a Trust, the Trust becomes the Owner for all Association purposes.

## **Why This Matters**

Returning to the original covenant requirements ensures:

- Proper and accurate invoicing
- Enforcement of the Maintenance Fund
- Correct lien administration
- Compliance with our governing documents
- Clear and consistent record-keeping for all Tracts

Ownership information used by the Association is obtained from the Erath County Appraisal District. If you have recently changed how your property is titled, or if you need to update your ownership records, please notify the Association so that our records remain accurate.

Thank you for your cooperation and for your commitment to the Mountain Lakes Ranch community.

Respectfully,

Mountain Lakes Ranch Property Owners Association