



To the Community of Mountain Lakes Ranch

~Just letting the Community to be alert to the fact that freezing temperatures will be here in a couple of days. Starting Sunday, January 5, 2025, through to Friday the 10th the temps are projected to be in the 20's and highs to be in the 40's. Time to winterize!!!!

~For those that are not aware, Mountain Lakes Ranch now has a new and improved website.

It is still in the same domain as mountainlakestx.com but you will find it to be completely updated and very professionally done. You will need to register, if you have not already done so, and please know it may take 15 to 30 minutes for your approval to go through. After that time has passed just log in and look around. This is now where all forms are stored (Homeowner/Online Forms), once you fill out the form and submit, it will go to the appropriate committee or to the management company. Once you have submitted the form it will keep track of it for you on your screen, all forms you have submitted and when you submitted them (on the first screen scroll down a little bit and the forms you have submitted will be listed under "My Personal Forms Store"). Scroll down just a little further and you will see the calendar, this is where you will make Clubhouse reservations. Look around the site, if you see anything missing or have any questions about the website, please email us (abaker.bmc@gmail.com) and we will see what we can do to help get it taken care of as quickly as possible or answer your questions.

~Also, just letting you all know that the Security system has been completely updated. We are no longer relying on cell signals for service but now all gates are on fiber optics and the security service is no longer with Cellgate but is now with Door-king.

As you are all aware recently a letter was posted on the website requesting all that use the storage area will need to supply us with information:

- ~ Covered Storage Space: Space #, Name, Lot #, proof of ownership.
- ~ Uncovered area to provide: Name, Lot#, what is being stored, Lic. Plate #, and proof of ownership.
- ~ Storage Units: Unit #, Name, Lot # and what is being stored.

This is to ensure that all areas are accounted for and set up correctly in the new system.

Should you get to the storage area and cannot gain access, please text me to verify that your information has been received or go ahead and send in this information. You will be updated immediately once all the information is received and your access will be updated in the new system, granting you access.

The accesses to both lakes should be seamless, if you have any issues at all please let us know right away so we can get with our Gate Tech to get it taken care of.

This summer the pool turnstile and handicapped gate should function very smoothly.

~Covenant Reminders

Just a couple of reminders of things we have noticed recently that need to be addressed:

~ It is REQUIRED that before anything is done on your land that goes from the ground up, that you receive approval FIRST by the Architectural Control Committee (ACC). To do this you will need to fill out and submit the necessary forms from the new website. Once you submit, it will go directly to the chairman of the ACC. Please refer to Article III Sections 3.01 through 3.04 of the Covenants and all of Article IV.

~ Animals in the community: Article III, Section 3.11 of the Covenants address a couple of things.

*No hogs, pigs or poultry of any kind shall be raised, bred or kept on any Tracts. – NO chickens

* On Tracts five (5) acres or greater, Property Owners shall be limited to one (1) horse, cow, goat or other large animal per acre, only if property is fenced with fencing capable of containing such animals.

* Dogs, cats, or other common household pets may be kept on a Tract. There shall be no more than four (4) adult dogs per household. Dogs must be kept in a kennel, dog run, or fenced in area that confines said dog(s) to that area. Dogs will not be permitted to run loose in the subdivision and must be vaccinated for rabies according to State law once a year and registered with Erath County once a year.

~ What it takes to change the covenants: Article IX, Section 9.02

To make amendments: They may be amended or changed in whole or in part, at any time by a written agreement or signed ballot of not less than two-thirds (2/3rds) of the Owners. Those votes can be obtained in person, or by proxy, at a meeting of the Owners. Once 2/3rds of the members is obtained it will become effective when the instrument is filed for record with Erath County. Currently 1/3 of all property owners reside in or nearby the community.