



Subject: Reminder of Declarant's Rights Regarding Ongoing Community Development

Dear Homeowners,

This letter serves as an important reminder regarding the ongoing construction and development within our community. During this period, the Declarant—**Bel Air Village SFR, LLC**, including any successor or subsidiary entity that may assume this role—retains certain rights as outlined in the governing documents.

We understand that active development and construction may occasionally cause inconvenience, and we sincerely appreciate your patience and understanding as the Declarant works toward the community's completion. Please note that Member interference with the Declarant's development and progress within the community is strictly prohibited. Additionally, Members should be aware that the timing and completion of proposed amenities and common areas may be adjusted at the Declarant's discretion as the development progresses.

Recently, the Board of Directors has been made aware of incidents involving Members misrepresenting themselves as official representatives of the Association to other residents, city and government officials. In some cases, individuals have also created or used email accounts bearing the Association's name without prior written authorization from the Board of Directors or Declarant. Such actions constitute a serious violation of the Covenants, Conditions, and Restrictions (CC&Rs) and may have significant consequences for all Members if the Declarant elects to enforce its rights as outlined in the governing documents.

To prevent further violations, the Board is taking this matter very seriously. Any continued misrepresentation, obstruction, or other breach of the CC&Rs may result in legal action by the Declarant against the Association and/or individual Members.

Members are encouraged to review Article 15, Section 15.4 and Appendix B, Section B.3 of the CC&Rs for a detailed explanation of the Declarant's rights. Section 15.4 prohibits any Member action that may impair or adversely affect the Declarant's rights, including interference with the sale of lots or other activities related to development. This section also notes that monetary damages alone may not be sufficient to remedy such violations. Section B.3 further affirms the Declarant's authority to modify development plans in response to market conditions or other factors. These provisions, among others, are designed to protect the Declarant's ability to complete the community's construction, development, and marketing without disruption.

The Board remains committed to ensuring a smooth and successful development process, leading to an eventual transition of control from the Declarant to the homeowners. During this time, we ask for every Member's full cooperation in refraining from any actions that could interfere with ongoing development.

If you have suggestions or concerns you would like to share, please submit them in writing to the Association Manager, who will ensure they are presented to the Board for review.

Thank you for your continued cooperation and commitment to maintaining a positive and respectful community environment.

Sincerely,
Bel Air Village Residential Homeowners' Association, Inc.

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