

Eagles Bluff Community Association
Explanation of Changes to Amended and Restated,
Declarations, Covenants, Conditions, and Restrictions
January 14, 2026

Thank you for sharing your thoughts and suggestions on how to improve the proposed Amended and Restated Declarations, Covenants, Conditions, and Restrictions (DCCRs). Based on suggested edits received, the following modifications have been made to the December 19, 2025 version posted on the EBCA website.

Article 3.3 Declarant voting rights. The declarant's voting rights for a special assessment were removed as the declarant's responsibility to financially participate in a special assessment was previously removed.

Article 10.3 Assessment waiver for Cottage spec home builders. Cottage residents voted to add a one-year limitation on assessment waivers for spec home builders.

Articles 10.3 and 10.5 permitting the borrowing or exchange of funds between unit types. Although allowable by Texas Property Code, our practice at EBCA has been to prohibit the borrowing or exchange of funds from one unit type to another. This prohibition keeps funds specific to unit types as part of Board fiduciary responsibilities.

Exhibits A, B, C and D. Have been added.

Exhibit A – Legal description of Eagle's Bluff property boundaries (This a reference document already filed with the Cherokee County Clerk and will be added after the DCCRs are approved by residents. See referenced .pdf documents.)

Exhibit B – Legal description of Eagle's Bluff Club (This a reference document already filed with the Cherokee County Clerk and will be added after the DCCRs are approved by residents. See referenced .pdf documents.)

Exhibit C – Use Restrictions

Exhibit D – Rules for Arbitration