SETTLERS ESTATES, SETTLERS MEADOWS
HOMEOWNERS ASSOCIATION
PO Box 1295
Sealy, Texas 77474

SETTLERS ESTATES / SETTLERS MEADOWS HOA

OFFICIAL PROPERTY OWNER BALLOT

Proposed Amendment – Private Residential Water Wells

Property Address: _____

Property Owner(s): _____

I. PURPOSE OF THE PROPOSED AMENDMENT

The current Covenants and Restrictions of Settlers Estates and Settlers Meadows restrict the use of private water wells for residential household water service.

The Board of Directors is proposing an amendment to Article IV, Section 15 that would allow an individual property owner, at the owner's sole choice and expense, to install and use a private water well as a water source for the residence, subject to Architectural Control Committee (ACC) approval and applicable governmental and regulatory requirements.

If approved, the amendment would:

- Allow a properly approved private water well to supply water to a residence.
- Require compliance with Bluebonnet Groundwater Conservation District and other applicable governmental and regulatory requirements.
- Require complete physical separation between the private well system and the public/community water system.
- Require ACC approval of the well location and any well house, pump house, enclosure, or related exterior improvements.
- Require well houses and enclosures to be reasonably concealed and constructed with materials and finishes compatible with the residence and neighborhood.
- Make the individual property owner solely responsible for the cost, construction, operation, maintenance, testing, water quality, repair, and regulatory compliance of the private well.
- Protect SESM HOA from responsibility or liability associated with privately owned wells.
- Leave the decision whether to continue or terminate CSWR-Texas water service entirely to the individual property owner.

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II. IMPORTANT

This amendment does not require any homeowner to install a private well or discontinue CSWR-Texas water service.

Homeowners who wish to continue receiving water exclusively from CSWR-Texas may do so.

Approval of this amendment simply provides homeowners with the option to use a properly approved private well for residential household water service.

SESM HOA makes no representation or guarantee regarding an individual owner's ability to terminate CSWR-Texas service or regarding any charges, fees, or other obligations that may apply between an individual homeowner and CSWR-Texas.

III. REQUIRED APPROVAL

As confirmed by the Association's legal counsel, the applicable provisions of the Texas Property Code, Sec. 209.0041(h), establishes a 67% approval requirement for the proposed amendment, superseding the higher percentage stated in the existing Covenants and Restrictions.

SESM HOA consists of 99 properties.

A minimum of 67 affirmative property votes is required for approval of the proposed amendment.

Each eligible property is entitled to one vote.

IV. OFFICIAL VOTE

Please select ONE:

☐ YES – I APPROVE THE AMENDMENT

I vote YES to amend Article IV, Section 15 of the Covenants and Restrictions to allow properly approved private water wells to be connected to and used as a residential household water source, subject to the requirements contained in the proposed amendment.

☐ NO – I DO NOT APPROVE THE AMENDMENT

I vote NO and wish to leave the existing private water well restriction unchanged.

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V. PROPERTY OWNER CERTIFICATION

I certify that I am an owner of the property identified above and am authorized to cast the vote for this property.

Property Owner Signature: _____

Printed Name: _____

Date: _____

Co-Owner Signature, if applicable: _____

Printed Name: _____

Date: _____

VI. BALLOT RETURN DEADLINE

Completed ballots must be received by SESM HOA no later than:

_____, 2026

Ballots received after the deadline will not be counted.

VII. RETURN BALLOT TO:

SESM HOA
P.O. Box 1295
Sealy, Texas 77474

VIII. FOR HOA USE ONLY

Date Received: _____

Property Verified: ☐ Yes ☐ No

Ballot Valid: ☐ Yes ☐ No

Vote Recorded: ☐ Yes ☐ No

Verified By: _____