

OAK CREEK OWNERS ASSOCIATION, INC.
5204 Village Creek Dr. Suite 202, Plano, Texas 75093

NOTICE OF DISSEMINATION OF FALSE INFORMATION FROM A RESIDENT(S)

August 17, 2022

Dear Owner(s):

The Board of Directors (the “**Board**”) for the Oak Creek Owners Association, Inc. (the “**Association**”) has been notified that false and misleading information has been disseminated to our community by a resident(s) at Oak Creek, recommending homeowners disregard the Board’s instructions requiring the cleaning and/or inspection of each unit’s dryer vent and chimney flue.

The Board strongly recommends all homeowners ignore any instructions regarding this requirement from anyone other than the Board and/or Veracity, Inc. (the Association’s management company).

The Board, in an effort to protect the health and safety of the Association’s members, and as authorized by the Declaration for Oak Creek Condominiums (the “**Declaration**”), is requiring each homeowner use a professional to clean each unit’s dryer vent and chimney flue as a precautionary measure to avoid a catastrophic disaster.

Pursuant to Article I, Section 1.1(t), the dryer vent and the chimney flue are a part of the unit, and as provided by Article III, Section 3.7 of the Declaration, each owner is personally responsible for the care and maintenance of the unit as well as personally liable for damages which are caused by the unit, including damage to other units and/or common areas. As such, the Board is requesting evidence of the inspection and cleaning of the dryer vent and chimney flue be provided to the Association by September 15, 2022.

Please note, while the Association has not fined anyone to date, any failure to perform this cleaning by the deadline is a Declaration violation and the Association may begin enforcement proceedings. The Board hopes to avoid any enforcement proceedings, and simply asks each homeowner perform the required cleaning and maintenance of the dryer vent and chimney flue to avoid any unnecessary danger for the betterment of the community.

Sincerely,

Oak Creek Board of Directors