AN ACT
relating to certain procedures regarding dissolution of the Ranch at Cypress Creek Municipal Utility District No. 1.

Be it enacted by the Legislature of the State of Texas:

SECTION 1. Chapter 21, Acts of the 71st Legislature, 6th Called Session, 1990, is amended by amending Section 2 and adding Section 6A to read as follows:

Sec. 2.  DEFINITIONS. In this Act:

(1) “Association” means the Ranch at Cypress Creek Homeowners’ Association, created and operating under the Declaration of Protective Covenants for the Ranch at Cypress Creek, Section 8, filed November 27, 1997, Document Number 9758822, Real Property Records, Williamson County.

(2) “Board” means the board of directors of the Ranch at Cypress Creek Municipal Utility District No. 1.

(3) “Declaration” means the Declaration of Protective Covenants for the Ranch at Cypress Creek, Section 8, filed November 27, 1997, Document Number 9758822, Real Property Records, Williamson County.

(4) “Director” means a board member.

(5) “District” means the Ranch at Cypress Creek Municipal Utility District No. 1.

(6) “Supplemental property” means that certain property as described in the Ranch at Cypress Creek, Section 1 found in plat records in Cabinet L, Slides 61–63, Document Number 9123189, official records of Williamson County, Texas, and in plat recorded in Book 93, Page 83, Document Number 2000205107, records of Travis County, Texas; Section 2 found in plat records in Cabinet L, Slides 65–67, Document Number 9124006, official records of Williamson County, Texas; Section 3 found in plat records in Cabinet L, Slides 104–106, Document Number 9433406, official records of Williamson County, Texas; Section 4 found in plat records in Cabinet L, Slides 107–110, Document Number 9433407, official records of Williamson County, Texas; Section 5 found in plat records in Cabinet N, Slides 8–9, Document Number 9623954, official records of Williamson County, Texas; Section 6 found in plat records in Cabinet N, Slides 10–12, Document Number 9633029, official records of Williamson County, Texas; Section 7 found in plat records in Cabinet Q, Slides 8–9, Document Number 9633028, official records of Williamson County, Texas; Section 9 found in plat records in Cabinet Q, Slides 211–213, Document Number 9874690, official records of Williamson County, Texas, and in plat recorded in Book 102, Page 251, records of Travis County, Texas; Section 12 found in plat records in Cabinet O, Slides 372–374, Document Number 9738803, official records of Williamson County, Texas.

Sec. 6A.  INCLUSION OF CERTAIN PROPERTY IN ASSOCIATION ON DISSOLUTION OF THE DISTRICT. (a) If the district is dissolved, notwithstanding an existing restrictive covenant or real property restriction to the contrary, any supplemental property not included in the association immediately before the dissolution is included in the association on dissolution if the addition of the supplemental property to the association is approved at the election or elections held under this section.

(b) Before the district is dissolved, the association shall hold an election or set of elections under the election procedures of the association at which all members of the association and all property owners of the supplemental property as of the date the district is dissolved may vote on the question of whether the supplemental property is to be included in the association.

(c) The supplemental property is included in the association if the property’s inclusion is approved by a vote of two-thirds majority of:

(1) all members of the association on the date the election is held; and
(2) all property owners of the supplemental property on the date the election is held.
(d) The board shall identify and transfer district funds from the district’s operating account to the association before the district is dissolved in an amount adequate, as determined by the board in consultation with the association, to pay the costs and expenses of the election or elections required by Subsection (b).
(e) The association may not hold the election or set of elections under this section more than once.
(f) If the supplemental property is included in the association under this section:
(1) the declaration applies to and replaces the restrictive covenants and real property restrictions governing the supplemental property immediately before the dissolution of the district, including the obligation of property owners to pay dues, charges, and assessments to the association;
(2) the association shall include two additional members of the association board to represent the owners of the supplemental property; and
(3) the first directors included under Subdivision (2) of this subsection shall be appointed by the association board, as it existed immediately before the appointments, not later than the 30th day after the date of the election or elections under this section, and subsequent directors shall be elected according to the covenants and bylaws of the association.
SECTION 2. (a) The legal notice of the intention to introduce this Act, setting forth the general substance of this Act, has been published as provided by law, and the notice and a copy of this Act have been furnished to all persons, agencies, officials, or entities to which they are required to be furnished under Section 59, Article XVI, Texas Constitution, and Chapter 313, Government Code.
(b) The governor, one of the required recipients, has submitted the notice and Act to the Texas Commission on Environmental Quality.
(c) The Texas Commission on Environmental Quality has filed its recommendations relating to this Act with the governor, the lieutenant governor, and the speaker of the house of representatives within the required time.
(d) All requirements of the constitution and laws of this state and the rules and procedures of the legislature with respect to the notice, introduction, and passage of this Act are fulfilled and accomplished.
SECTION 3. This Act takes effect immediately if it receives a vote of two-thirds of all the members elected to each house, as provided by Section 39, Article III, Texas Constitution. If this Act does not receive the vote necessary for immediate effect, this Act takes effect September 1, 2009.
Passed by the House on May 15, 2009: Yeas 144, Nays 0, 1 present, not voting; passed by the Senate on May 27, 2009: Yeas 31, Nays 0.
Approved June 19, 2009.

CHAPTER 1098

H.B. No. 4817

AN ACT
relating to the creation of the Goodwater Municipal Utility District No. 1; providing authority to impose taxes and issue bonds; granting a limited power of eminent domain.

Be it enacted by the Legislature of the State of Texas:
SECTION 1. Subtitle X, Title 6, Special District Local Laws Code, is amended by adding Chapter 11004 to read as follows:

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