

October 26<sup>th</sup> General Meeting  
Proposed Changes to Deed Restriction & By-Laws

- A. Trees- Current Deed Restriction 2: It is specifically agreed that no trees of any size are to be cut or removed from said lots until one-half of the purchase price of the contract has been paid or until construction of a residence has commenced. No garage apartments shall be erected on said lots except in the rear of a residence already constructed. **Suggested Change:** It is specifically agreed that no trees of any size are to be cut or removed from a lot until blueprints for a home and plans for Septic system are received and approved by the Home Owners Association and/or Architectural Committee. No garage apartments shall be erected on said lots except in the rear of a residence already constructed.  
**This only applies to lots that are undeveloped where a new house will be built.**
- B. Blueprints and Plans - Current Deed Restriction 3: No part of any residential building shall be located nearer to the front lot line than fifty (50) feet and not nearer any interior lot line that five (5) feet and not nearer than thirty (30) feet from the rear of said property. Exceptions to the thirty (30) foot rear rule include the following and only the following lots: 1,2,60,61,62,63,120,121,122,123,155,156,181,182,210,211,212,213 and 217. No residence consisting of less than twelve hundred (1200) square feet shall be erected on said property and the exterior of same shall be not less than fifty-one percent (51%) brick. No outdoor toilet shall be constructed upon said property and all toilets and baths shall be installed with and connected to a septic tank or sanitary sewer. No trailer, tent, shack, garage, barn or other temporary outbuildings erected or placed on any lot in Golden Trails shall be used as temporary or permanent residence or for any other purpose whatsoever. The outside of a house must be finished within four months after commencing. **Suggested Change:** No part of any residential building shall be located nearer to the front lot line than fifty (50) feet and not nearer any interior lot line that five (5) feet and not nearer than thirty (30) feet from the rear of said property. Exceptions to the thirty (30) foot rear rule include the following and only the following lots: 1,2,60,61,62,63,120,121,122,123,155,156,181,182,210,211,212,213 and 217. No residence consisting of less than twelve hundred (1200) square feet shall be erected on said property and the exterior of same shall be not less than fifty-one percent (51%) brick. **Prior to beginning construction, blueprints for the structure must be received and approved by the Home Owners Association and/or The Architectural Committee. These blueprints must be issued and signed by a home builder licensed to operate in the state of Texas.** No outdoor toilet shall be constructed upon said property and all toilets and baths shall be installed with and connected to a septic tank or sanitary sewer. **Plans for the installation of a septic system must be received and approved by the Home Owners Association and/or The Architectural Committee prior to installation. The installer must be licensed to install and/or maintain such systems in the State of Texas.** No trailer, tent, shack, garage, barn or other temporary outbuildings erected or placed on any lot in Golden Trails shall be used as temporary or permanent residence or for any other purpose whatsoever. The outside of a house must be finished within four months after commencing.

C. Updates to Deed Restriction 6:

1. Authority for Fences: We would like to give the Architectural Committee (AC) the responsibility to approve Fences. Currently the language states that the AC “may” approve fences.  
**Suggested Change:** Change the wording for fence approval from “may” to “must”. Also, add a sentence stating that fence replacements must also be approved by the AC.  
**The ACC will select images of approved fencing to place on the Golden Trails website for residents to reference when choosing fencing. Fences must still be approved.**
2. Drainage: We would like to add a requirement that residents keep their respective waterways clear of debris that can obstruct the flow of rainwater. The wording would be as follows: “Waterways (Ditches, Culverts and Gullies) shall be kept free of debris, obstacles and vegetation that impedes the natural flow of rainwater.” Also, update driveway culvert requirement of 18in to “culverts must meet the requisite diameter according to county engineering requirements and/or at least 18in.”

D. New Deed Restriction (#13): Require residents and/or home owners to keep their homes and other structures in an acceptable condition where it does not negatively affect the property value of other properties or the neighborhood at large. **Full Language:** “Structures shall not be in a state of disrepair, or a state that negatively affects the property value of other properties or the neighborhood at large.”

E. Filing of current By Laws – We have discovered that the current revision of the By Laws (File Number 2002-072134) which we currently practice and tie our recent amendments to was not properly filed with the county in 2002. It did not include the required tabulation of ballots showing that it was voted on and approved by a majority of members. This means that the original 1973 By Laws are legally in effect. To become compliant we require a vote from members approving the document.

**An electronic copy of this revision will be included on the General Meeting notice on the Golden Trails website. Printed copies will also be available for review at the meeting.**

F. Transfer Fee- Additional Section to Article 9 of By-Laws- Add a transfer fee to the sale of homes. This will help pay the necessary expenses the Association incurs during title transfers. **Article 9 Section 4:** “All sales or Title Transfers of lots are subject to a \$100 transfer fee to be paid to The Association. If this fee is not paid by the seller then it must be paid by the buyer.”

G. Expenditures: Update to Article 10 of By Laws: Currently our budget for office supplies is \$100 per year. This does not cover current costs for paper, ink, envelopes and postage. **Suggested Change:** Increase office supply budget to \$750 per year in 2021 dollars, adjusting for inflation.

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Election of HOA Board Members:

President; Vice President; Treasurer, Secretary

Director Positions 1- 5