

Vintage Shores POA

Meeting 02/18/2023

Ballot

There are two proposed changes to the Vintage Shores Property Owners Association Restrictions.

In order for a change to the restrictions to pass, it is required that two thirds of the property owners must vote in favor of the change. That means there must be 37 yes votes from the lot owners. Each lot has one vote. Those owning more than one lot will have one vote for each lot they own.

Lot # _____

Name of person voting: _____

Signature of person voting: _____

- A yes vote means you agree to the proposed changes.
- A no vote means you want the restrictions to remain as they are currently worded.

1. East Tawakoni City Ordinance Chapter 62 Traffic and Vehicles Article I. In General 62.1 Recreational Vehicles: The City allows lot owners to live on a construction site once a building permit has been issued and ground has been broken. It requires a second \$25 dollar permit in addition to the building permit and this permit is good for six months. The permit can be extended if the building permit is extended. Our restrictions section 3.06 Use of Temporary Structures prohibit this at this time. It is proposed to update the restrictions and allow this to happen with verbiage that mimics the city ordinance.

Current Restriction Wording:

3.06 Use of Temporary Structures. Except as set forth below, no structure of a temporary character, whether basement, shack, garage, recreational vehicle, camper, tent or other outbuilding shall be maintained or used on any Tract at any time as a residence, either temporarily or permanently. Notwithstanding, the Developer reserves the exclusive right to erect, place and maintain such facilities in or upon any portion of the subdivision as in its sole discretion may be necessary or convenient while selling Tracts. No tents are allowed. Occupied, self-contained and non-self-contained campers or recreational vehicles will be permitted on the property so long as such campers or recreational vehicles are on the property no longer than seven (7) consecutive calendar days and no longer than fourteen (14) total calendar days out of a thirty (30) day period. All non-self-contained campers must have some type of chemical toilet. No tract owner may utilize a House Boat as a residence or temporary residence for any length or period of time that extends past fourteen (14) consecutive calendar days. The House Boat must be moored to the existing boat dock or pier.

Proposed Restriction Wording Change:

3.06 Use of Temporary Structures. Except as set forth below, no structure of a temporary character, whether basement, shack, garage, recreational vehicle, camper, tent or other outbuilding shall be maintained or used on any Tract at any time as a residence, either

temporarily or permanently. **There will be an exemption if the property owner is building a new dwelling on the property or the dwelling is being remodeled due to loss. A permit shall be issued for a total of 6 months for a recreational vehicle where there is new construction of a dwelling or remodeling of dwelling. The permit shall be issued by the City of East Tawakoni at city hall. In addition, if the construction extends past six months and the building permit is extended then the additional permit may also be extended by the City of East Tawakoni.** ~~Notwithstanding, the Developer reserves the exclusive right to erect, place and maintain such facilities in or upon any portion of the subdivision as in its sole discretion may be necessary or convenient while selling Tracts.~~ No tents are allowed. Occupied, self-contained and non-self-contained campers or recreational vehicles will be permitted on the property so long as such campers or recreational vehicles are on the property no longer than seven (7) consecutive calendar days and no longer than fourteen (14) total calendar days out of a thirty (30) day period. All non-self-contained campers must have some type of chemical toilet. No tract owner may utilize a House Boat as a residence or temporary residence for any length or period of time that extends past fourteen (14) consecutive calendar days. The House Boat must be moored to the existing boat dock or pier.

Yes _____ No _____

2. Speed limit update in the restrictions. The City Ordinance states the speed limits on city streets is 25 mph. Our speed limit signs that are posted reflect the 25mph limit. However, our restrictions state a 30mph limit. It is proposed to update the restrictions to reflect the 25mph speed limit. Restrictions section 3.31.

Current Restriction Wording:

3.31. Vehicle Traffic. For the safety of all property owners, their families, guests, or other visitors, no one shall operate recklessly or exceed a speed limit of thirty (30) miles per hour while operating any motor vehicle within the Subdivision. All state and local laws regarding motor vehicle traffic will be enforced. All-terrain vehicles ("ATV") and golf carts are permitted to be operated within the Subdivision by licensed drivers.

Proposed Restriction Wording Change:

3.31. Vehicle Traffic. For the safety of all property owners, their families, guests, or other visitors, no one shall operate recklessly or exceed a speed limit of **twenty-five (25)** miles per hour while operating any motor vehicle within the Subdivision. All state and local laws regarding motor vehicle traffic will be enforced. All-terrain vehicles ("ATV") and golf carts are permitted to be operated within the Subdivision by licensed drivers.

Yes _____ No _____