

Neighbors,

A huge thank you to those of you that took the time to complete the Community survey. We appreciate the Community engagement and feedback. As promised, below is a summary of the responses received (and the details for those interested). The feedback is organized by category for easier reading.

As a result of the feedback, the Board has taken the following actions:

- All Board members have read the responses, including all comments
- Met to discuss feedback openly and determine next steps
- Organized feedback and shared it here with the Community
- Amended the latest draft of the Deed Restrictions based on the survey responses and feedback; and
- Shared draft Deed Restrictions with outside counsel for review.

Following the review by outside counsel, the Board plans to share the final draft of Deed Restrictions with the Community by the end of August and put them to a vote in early September.

Summary

We received 86 responses to the survey. 81 of those were submitted online. That's greater than 50% of the Community (even with some Lots responding twice).

The majority of the Homeowners that responded to the survey **Agree/Strongly Agree** with the following statements:

- The deed restrictions are in need of a revision in order to better protect our community assets, reflect modern building practices, comply with new laws and minimize ambiguity.
- It makes sense to consolidate four sets of deed restrictions into one set for the entire community.
- Current Board has been transparent in the deed restriction updates and appreciate the open forums to discuss concerns and multiple documents to provide clarification.
- It is critical for the Board to retain limited outside counsel to review the deed restrictions in order to help insure integrity and legal compliance, even if it means spending additional funds to do so.
- In favor of the adoption of a Fine Policy.
- The HOA should have some jurisdiction/leverage over bodies of water that are shared/co-owned by residents in regards to how the harmful actions of one or more may negatively affect the enjoyment and use of the same by other residents.
- The introduction, feeding, or care for non-indigenous, unrestrained animals should not be allowed if it creates an imbalance to the ecosystem or ongoing nuisance to residents.
- The TSHOA fees should have periodic Cost Of Living adjustments, if approved by a majority of members.

The majority of the Homeowners that responded to the survey **Disagree/Strongly Disagree** with the following statements:

- I am in favor of Short Term Rentals.
- Property owners should be allowed to sell off part of their land.
- Fence heights should be restricted to 6', except where approved by the ACC.

A couple of additional insights from the survey results.

- There is a small number of residents that, no matter the time and effort to obtain feedback, discuss in open forums and revise with feedback from the Community, will vote no to amended deed restrictions.
- The TSHOA should bear financial responsibility for maintenance of the ponds, such as placing aerators, providing power for aerators, microbial seeding, dredging muck, or any other recommended rehabilitative actions **only as it pertains to the pond at the park.**

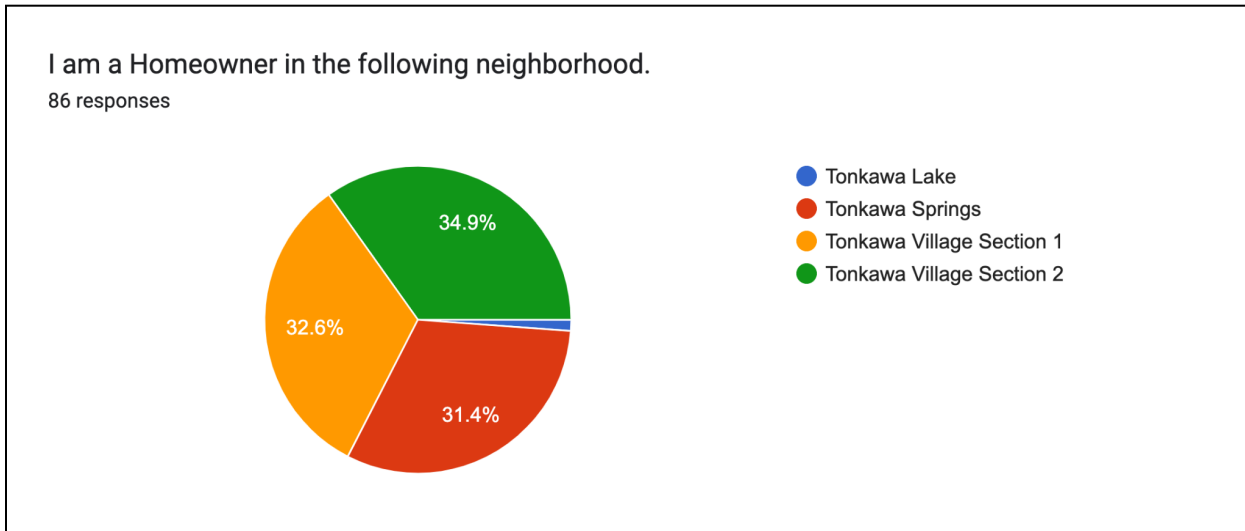
- Residents who own at least a portion of waterfront property should bear **some** financial responsibility for maintenance of such ponds, such as placing aerators, providing power for aerators, microbial seeding, dredging muck, or other necessary rehabilitative actions.
- The majority supports a modernization and re-design of the Entrance Monuments at the two entrances to the neighborhood, if they were 100% privately funded. And most respondents would be willing to contribute \$100 to the project.
- Once the tennis courts are re-paved, the majority would like to see them striped for Tennis courts, Pickleball (one court to use existing net) and Basketball (one side to allow for a basketball hoop).

Your Tonkawa Springs HOA Board

Detailed Survey Responses

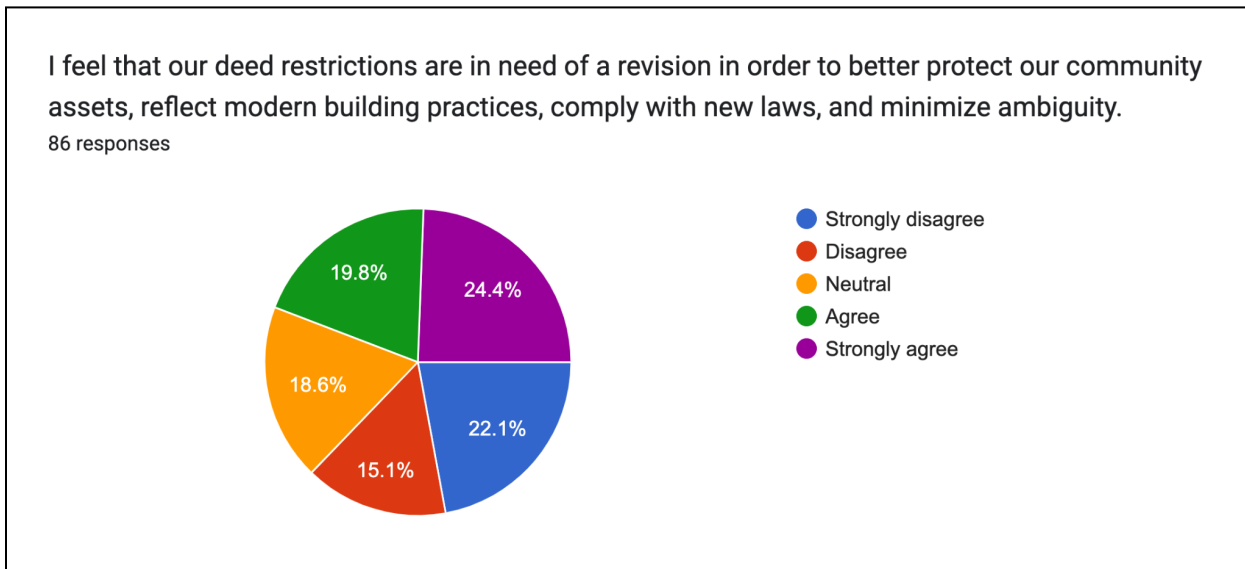
The following pages detail the data collected by Homeowners who completed the survey, a brief summary of the result and unedited feedback from Homeowners categorized by topic area when possible.

86 Homeowners responded to the survey. Of the total number of Homeowners in each subdivision, approximately 17% of Tonkawa Lake completed a survey, 59% of Tonkawa Springs, 78% of Tonkawa Village 1 and 57% of Tonkawa Village 2, respectively. Note: In some cases, two homeowners may have responded.



I feel that our deed restrictions are in need of a revision in order to better protect our community assets, reflect modern building practices, comply with new laws, and minimize ambiguity.

The majority of Homeowners that responded Agree/Strongly Agree (44.2%) and 37.2% Disagree/Strongly Disagree that we should revise our deed restrictions.



FEEDBACK FROM HOMEOWNERS

Old deed was appropriate

I like the old deed as is.

While open to a few critical changes, prefer to leave things as they are. Would like to keep the changes to building related items please. To us, that's what seems most reasonable to control. Thank you.

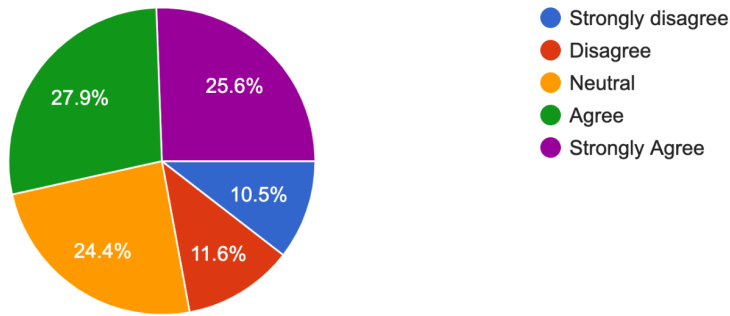
This is a waste of time and money. Leave the deed restrictions as they are and stop crest conflict with the entirety of Tonkawa Springs.

It makes good sense to consolidate four sets of deed restrictions into one set for the entire community.

The majority of Homeowners that responded Agree/Strongly Agree (53.5%) and 22.1% Disagree/Strongly Disagree to consolidate four sets of deed restrictions into one set.

It makes good sense to consolidate four sets of deed restrictions into one set for the entire community.

86 responses

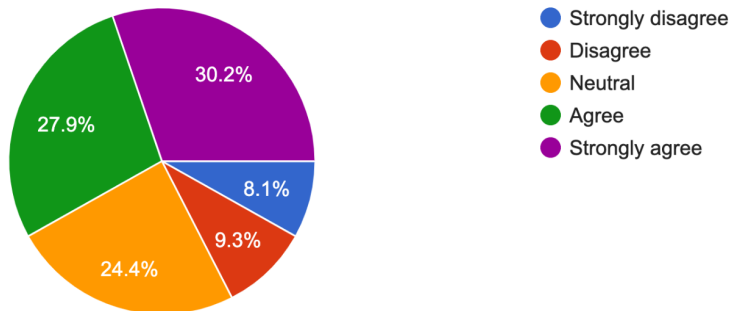


I feel our current Board has been transparent in the Deed Restriction updates and appreciate the open forums to discuss concerns and multiple documents to provide clarification.

The majority of Homeowners that responded Agree/Strongly Agree (58.1%) and 17.4% Disagree/Strongly Disagree in Board transparency.

I feel our current Board has been transparent in the Deed Restriction updates and appreciate the open forums to discuss concerns and multiple documents to provide clarification.

86 responses

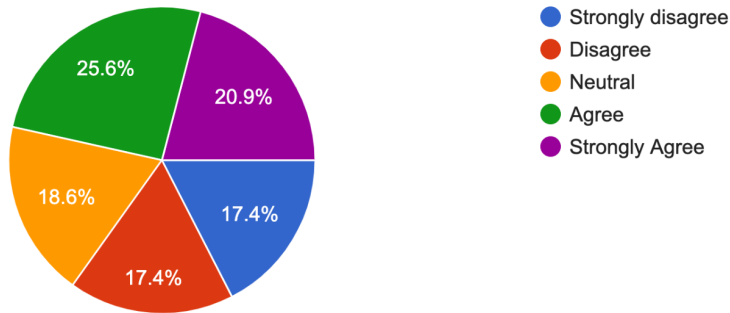


I feel it is critical for the Board to retain limited outside counsel to review the deed restrictions in order to help insure integrity and legal compliance, even if it means spending additional funds to do so.

The majority of Homeowners that responded Agree/Strongly Agree (46.5%) and 34.8% Disagree/Strongly Disagree to retain limited outside counsel review.

I feel it is critical for the Board to retain limited outside counsel to review the deed restrictions in order to help insure integrity and legal compliance...ven if it means spending additional funds to do so.

86 responses

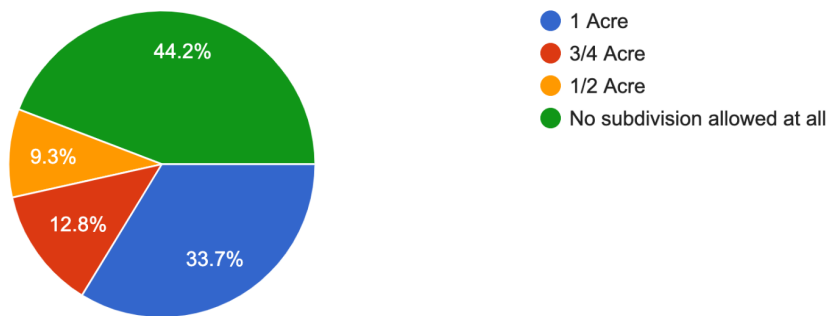


Lot Subdivision. Property owners should be allowed to sell off part of their land if the sale results in two lots no smaller than:

The majority of Homeowners that responded prefer No subdivision of lots (44.2%).

Lot Subdivision. Property owners should be allowed to sell off part of their land if the sale results in two lots no smaller than:

86 responses



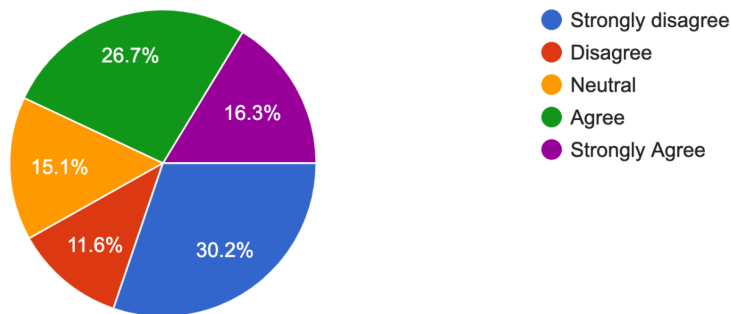
Fine Policy.

Both the old and new Bylaws grant the TSHOA the right to levy fines as a means of enforcing Deed Restrictions violations, thus giving the neighborhood some means of enforcement short of filing a lawsuit. However, a Fine Policy does not exist, though one has been proposed with the new/draft Deed Restrictions. Assuming such a policy would allow for ample time and means for redress of violations, I am in favor of adoption of a Fine Policy.

A slim majority of Homeowners that responded Agree/Strongly Agree (43%) and 41.8% Disagree/Strongly Disagree in the adoption of a Fine Policy.

Fine Policy. Both the old and new Bylaws grant the TSHOA the right to levy fines as a means of enforcing Deed Restrictions violations, thus giving t...lations, I am in favor of adoption of a Fine Policy.

86 responses



FEEDBACK FROM HOMEOWNERS

no fines

No liens or decisions that rely on a "reasonable" board since that has been lacking in the past.

We also need a maximum on fines - they cannot and should not go into the tens of thousands of dollars while something is in dispute, or a family is struggling.

put a cap on dues increases, and no fines.

No fines!!

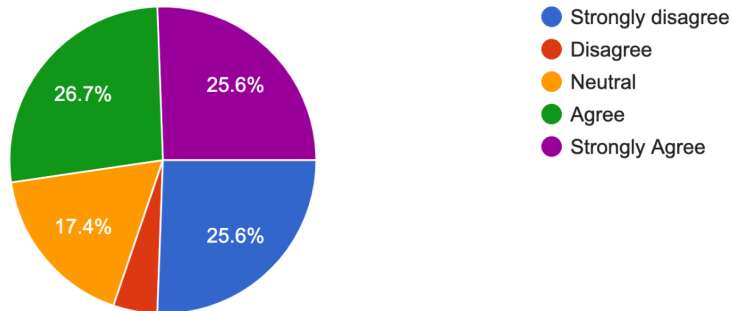
Ponds

Pond Oversight.The HOA should have some jurisdiction/leverage over bodies of water that are shared/co-owned by residents in regards to how the harmful actions of one or more may negatively affect the enjoyment and use of the same by other residents.

The majority of Homeowners that responded Agree/Strongly Agree (52.3%) and 30.3% Disagree/Strongly Disagree that HOA bears some responsibility for shared/co-owned bodies of water.

Pond Oversight.The HOA should have some jurisdiction/leverage over bodies of water that are shared/co-owned by residents in regards to how th...njoyment and use of the same by other residents.

86 responses

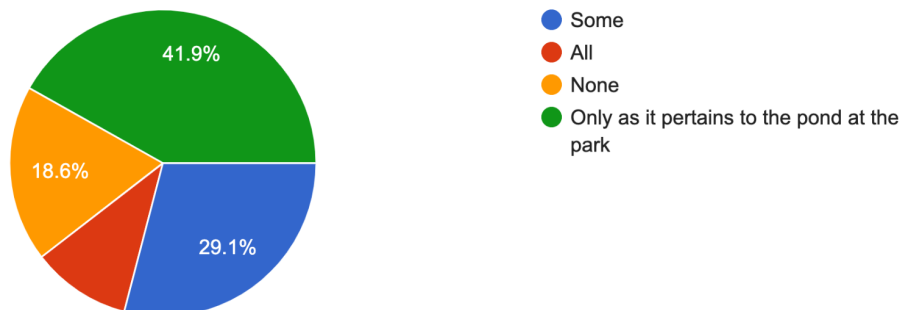


Pond Maintenance/HOA. The TSHOA should bear financial responsibility for maintenance of the ponds, such as placing aerators, providing power for aerators, microbial seeding, dredging muck, or any other recommended rehabilitative actions.

The majority of Homeowners that responded agreed (41.9%) that the TSHOA should bear financial responsibility for maintenance of the ponds only as it pertains to the pond at the park.

Pond Maintenance/HOA. The TSHOA should bear financial responsibility for maintenance of the ponds, such as placing aerators, providing power f..., or any other recommended rehabilitative actions.

86 responses

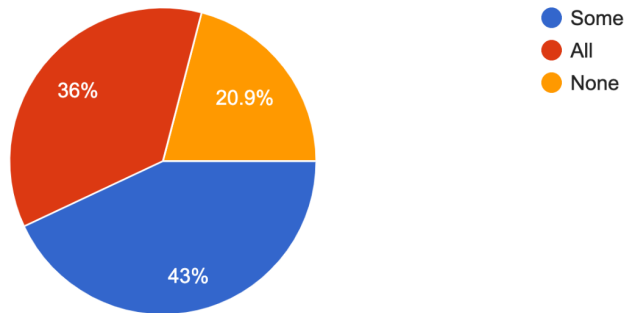


Pond Maintenance/Residents. Residents who own at least a portion of waterfront property should bear financial responsibility for maintenance of such ponds, such as placing aerators, providing power for aerators, microbial seeding, dredging muck, or other necessary rehabilitative actions.

The majority of Homeowners that responded agreed that some of the financial responsibility for the maintenance of the ponds should be owned by residents that own a portion of the waterfront property.

Pond Maintenance/Residents. Residents who own at least a portion of waterfront property should bear financial responsibility for maintenance of su...ng muck, or other necessary rehabilitative actions.

86 responses



FEEDBACK FROM HOMEOWNERS:

I have serious issues with the language around the water ways that are currently a part of may homeowners property. The proposed changes caused me great concern. The language about the public nuisances was bothersome to me as well. I believe there were others too, but I can't remember them at the moment.

Pond management and acc aproval on everyrjng without clear acceotable parameters

I would like to see pond maintenance / rehabilitation addressed with HOA funds supporting the portion of the pond that has the neighborhood park. Other private pond areas should require upkeep by the property owners.

I would like any modification to the deed restrictions to be strictly related to legal compliance required by State law, and I would like a thorough explanation to be provided describing why each proposed modification is required. I do not want to establish a fee enforcement agency or expand the powers of the current HOA or ACC in any way.

Would like to clarify the oversight of the ponds in all areas.

"There should be no shared or community access to properties that own both sides of Brushy Creek.

Also, there needs to be clarity of "ponds" vs "Brushy Creek". A few owners (lots) actually purchased creek property outside of the Mud jurisdiction. "

PONDS: The HOA is responsible for the commons. The rest of neighborhood CANNOT access other pond areas, that is considered private property and should be left to its owner, of course, recommendations should be considered by ALL for water enhancement. Home owners on pond property should not be required to add/drudge or do anything to this natural body of water, created from a quarry dig. That was not in their contract when purchasing their home and not the RIGHT of neighbors or HOA to change this on them. UNACCEPTABLE. Crossing boundaries!

I still do not like the 'shared' wording. However, I appreciate the willingness to listen and change enough that I will likely vote yes now. I will need to read the final revision to make final decision.

No HOA money should go to the ponds given the history there.

We need funding to enable us to have a healthy pond ecosystem. Leaving that to residents will not (and has not) gone well.

The information regarding homeowners pumping water from the ponds is incorrect. You only need to contact TCEQ for a permit if the pond is larger than 200 acre feet. The board needs to do some research and determine what 200 acre feet is.

If ponds on private property are desired to be treated differently for the benefit of the community, the community should bear the cost, but it is still at the discretion of the individual water front owners.

Pond Maintenance is interesting to be brought back now that Board Pres who owns land on pond is sitting on board. This was brought up at board meetings a few years back and no one on board opted to move forward with this. Some neighbors even provided info on why they thought some of the costs were a waste for a body of water that has been around for 40+ years without issue. as for sign until board can tell us what operational costs are going to be to maintain new signs hesitate to support. Meaning if they add all new landscape instead of going with none or adding power or create a design that is going to require paint touch ups every few years it is hard to get behind. Design/sign should require little to no upkeep and add little to no operational costs otherwise just doesn't make sense in the long run.

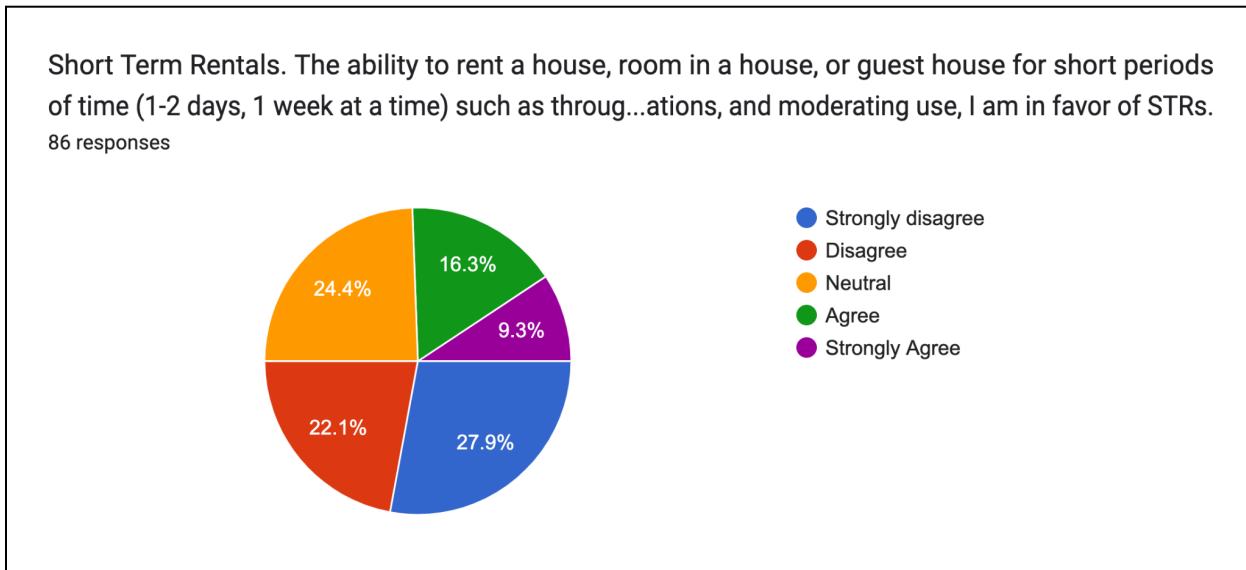
New to the subdivision, but the overhang on the trees on Tonkawa Trail near the entrance is an issue. The length puts pedestrians and vehicles at risk of an accident by forcing everyone to the middle of both lanes. This needs to be addressed with a trimming asap. Last item, pond is feature of the community that is enjoyed by all neighbors, similar to the park and tennis courts.

The expense should be shared as well. I'm happy to pay for maintenance and improvements to the tennis courts even if I never use them. It's a amenity that drew me to the area, just like the pond. Pond owners paid a lot premium for the proximity to the pond, we shouldnt be the only ones paying for ongoing maintenance on a community feature that is open for all to enjoy. It seems unfair.

Short Term Rentals.

The ability to rent a house, room in a house, or guest house for short periods of time (1-2 days, 1 week at a time) such as through VRBO are increasingly used as a means of helping insure financial stability for homeowners with limited or fixed budgets. However, in the absence of regulations governing such activity, Short Term Rentals (STRs) can have a deleterious effect on neighbors and neighborhoods. If the TSHOA is able to govern such activity with industry-accepted regulations, such as imposition of fees, requiring notification and identity, limiting frequency and durations, and moderating use, I am in favor of STRs.

The majority of Homeowners that responded Disagree/Strongly Disagree (50%) and 25.6% Agree/Strongly Agree to Short Term Rentals.



FEEDBACK FROM HOMEOWNERS

No short term rentals at all.

ROOM RENTAL: Not my business. Or the boards business. This is a private residence and allows the home owner the right to let anyone in their home. They do not have to let anyone know if they are doing it for free or receiving money;.

Allow for short term rentals

Would like regulated short term rentals to be allowed (with restrictions and oversight)

Strongly focus on short term rental properties. It's one thing to rent a pool house for a weekend or capped amount of time, but a neighbor mentioned renting out his home for weddings.. That seems completely absurd to me and against the zoning in our subdivision. I'd hate to live next to a wedding venue. Either decide to allow with restrictions in length or no short terms rentals at all.

I am 100% against STRs. I do not want a bunch of strangers who have no sense of responsibility here disrupting our community or having exposure to our children.

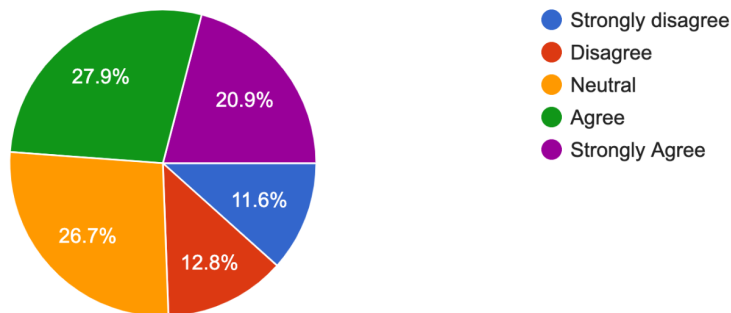
Geese.

The introduction, feeding, or care for non-indigenous, unrestrained animals should not be allowed if it creates an imbalance to the eco-system or ongoing nuisance to residents.

The majority of Homeowners that responded to the survey Agree/Strongly Agree (48.8%) and 24.4% Disagree/Strongly Disagree that Homeowners should not be introducing, feeding or caring for non-indigenous wildlife.

Geese. The introduction, feeding, or care for non-indigenous, unrestrained animals should not be allowed if it creates an imbalance to the eco-system or ongoing nuisance to residents.

86 responses



FEEDBACK FROM HOMEOWNERS

Prohibit nonindigenous birds

Para 22 control of pets and animals should be modified.

item#22- the geese in question were purchased by HO and live mostly on their property, but do cause issues with surrounding neighbors. Consider a rule addressing this scenario.

GEESE: Call parks and wildlife, follow the requirements for any wild animal that is being fed. They will investigate, fine or arrest for criminal activity toward animals. That side of the pond actually can house farm animals so if that is their claim, not much to do about it.

Grandfather in the geese.

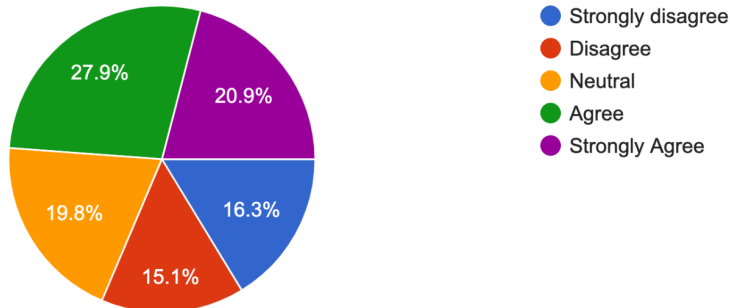
HOA Dues

The TSHOA fees should have periodic Cost Of Living adjustments, if approved by a majority of members.

The majority of Homeowners that responded Agree/Strongly Agree (48.8%) and 31.4% Disagree/Strongly Disagree that TSHOA fees should have [periodic cost of living adjustments.

Dues Increase. The TSHOA fees should have periodic Cost Of Living adjustments, if approved by a majority of members.

86 responses



FEEDBACK FROM HOMEOWNERS

We need to increase dues (and I don't think we should put a cap at \$30). We don't have enough funding to maintain this community the way it ought to be and we have areas that have seen deferred investment for many years. It's unacceptable.

put a cap on dues increases, and no fines.

Really need to limit dues increases.

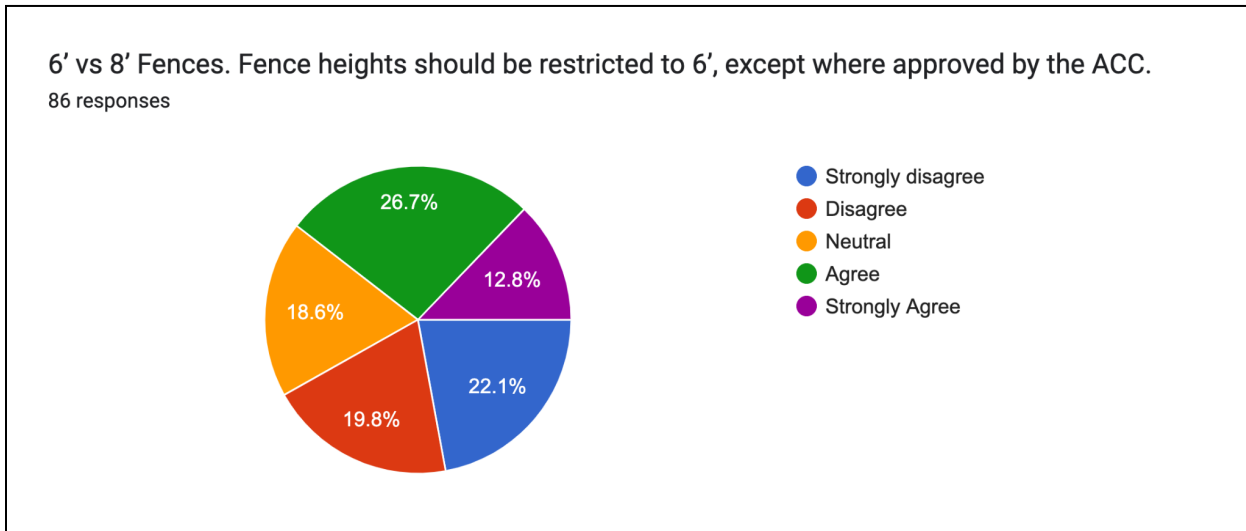
Each increase in HOA fees should be voted on.

Please, let's invest more in making TS amazing! We need the funds to do so.

Fences

6' vs 8' Fences. Fence heights should be restricted to 6', except where approved by the ACC.

The majority of Homeowners that responded Disagree/Strongly Disagree (41.9%) and 39.5% Agree/Strongly Agree that fence heights should be restricted.



FEEDBACK FROM HOMEOWNERS

Fence height: There are several gorgeous 8 ft fences up. What is the problem? Not the boards business on controlling the style the homeowner is going for.

I'm confused about the height of existing fences vs. new-build restrictions. How do I notify the 3rd-party enforcement team that my fence was over 6ft before they were hired to come look at my fence? The policy reads like the 3rd-party enforcement team is financially incentivized to flag items that seem to be minor issues?

Fence heights can be taller than 6'.

Fence changes seem unnecessary. Masonry fences are usually attractive and expensive. Certain lots would allow better coverage and safety from animals etc.if we allow 8' in areas.

Other Deed Restriction-related Topics

What one or two items would you wish to delete, add to, or modify may help you vote to approve the proposed deed restrictions?

Animals

- No farm animals allowed
- Delete the ag animal inclusion, ie, horses, etc
- Off leash animals in your own yard. Any restriction that didn't exist in the original restrictions.

Architectural Control Committee (ACC)

- I'm not prepared to fully answer. However, I really don't like the extent to which there will be oversight by the architecture committee and really don't want anyone commenting on what people do in their backyard.
- More precise wording regarding the ACC decisions and interpretations
- The ACC should rarely grant exceptions to deed restrictions.
- You repeatedly refer to ""ACC"" - what is ""ACC""?
- ACC responsibilities and service level agreements need to be revisited. I am not comfortable having a committee have the ability to block my home/lot improvements based on ill-defined requirements and with no accountability for timely and specific feedback to home owners.
- firm up the architectural committee section so that it's not as open to interpretation by different people on the committees, making sure water way access is in line with state regulations in regards to personal property, fines/fees for deed restriction violations to help beautify and keep our community looking nice.
- Existing proposal transfers way too much power to the ACC.
- too much power is being given to the ACC - too subjective
- Remove the ACC control over all reviews, only needed for variances.
- Acc has too much power. Make a clear rule and we agree and follow it. DO NOT govern by variance...you get onfy lawsuits. You wrote no clear rules...you wrote get acc approval. Why? What special talent or insight do they bring????
- I don't believe the historically lax enforcement of deed restrictions has hindered our property values. We should avoid becoming militant like other neighborhoods.
- "Under the proposed amendments, ACC is given too much authority. With a clear written set of deed restrictions only variances or questions need to be reviewed.

Parking

- I would change the rule about cars parking on the grass. For our home, we have a driveway that does not fit more than 2 cars to park. However, we own more than that in workable vehicles for family members and need to park on the grass near the home. We would have to pour an additional driveway to be in compliance with this new rule and that is unfair.

RVs

- RV in driveway not behind a fence
- I am not in favor of RV's being stored anywhere on someone's property. Just because the
- rv can't be seen from the street doesn't mean it can't be seen by all neighbors both beside and in in back. It is actually is more obnoxious there!
- Would like to keep extra vehicles/boats/RVs out of sight

GENERAL

- I'm good
- More individual input/checks/balances than Board final say.

- The QA document isn't an updated deed restrictions. Let me see that and then maybe.
- too much restriction. leave things as they are. neighborhood is nice and doesn't need all this extra.
- SOME CONCERNS: : home landscape needing addressed,(?),home repairs (?), Where I can and cannot park, yet the street is Williamson county, Not okay to increase dues without a general meeting/neighborhood vote (especially in the current and possible ongoing economy) this WAS a conservative financial neighborhood.
- All good
- 1, There should be a mechanism for individuals to appeal to the neighbors directly for any enforcement decision that they feel the Board is not acting reasonably on (like ability to ask for all neighbors to vote and majority rules or to be able to petition a majority of neighbors within the specific section to see if they agree with the Board decision). 2, There is too much power in a few people. Fines must only be for egregious/major, ongoing, problems - we don't want an enforcement state. 3, Board/Committee approval should only be for major changes like new structures and only those in the front yard - if someone wants to put a patio, garden or pergola in their backyard, who cares and shouldn't have to be overseen by Board. Same for the idea of fence colors and landscaping. Let's stick to major things and not get so nitpicky, 4, any dues increases need to be gradual and capped. Not deed restriction related - but there should be more transparency on voting (not disclosing names) but disclosing vote counts on anything that impacts the neighborhood as a whole.
- Some issues are too subjective/based on board opinion, I do not want one more organization of a select few needing CONTROL over my space. I understand I have current deed restrictions to abide by and I do. We should not have to set up an acct with the hired agency in order to SEE the information about the HOA.
- I do not like increasing the hoa price without asking and do not like the idea of somebody else will decide what kind of landscaping we will have.
- I pay dues and received nothing - you resurfaced TS roads but refused on 4 houses on Old Sam Bass Rd which the County says is TS responsibility.
- Not enough description of some changes to make a decision. Would like to see current restrictions enforced and all sections under one set of restrictions.
- Get rid of the property management company! I moved to this community because there is a voluntary HOA. Now it feels this community split because of a HOA deeds proposed by the company who are driven for profit goal and collecting punishment money from the home owners.
- If legal is used then i would think membership vote needs to happen to approve the funding as was done for bylaws. Thus, if membership can't approve for legal (if needed) that gives you an answer on where the votes are headed.
- Eliminate any effort to give HOA or ACC control over "community assets" that are inside any homeowners property lines. Include actual provision that "Grandfathers in" any existing buildings, driveways, fences, etc.
- Not sure need for outside oversight
- While the language for approvals was simplified it leaves more control with the Board for approvals and that be concerning. More detailed specifics on what is allowed/disallowed.
- I appreciate all the hard work volunteers have put in to this. However, HOA's never work as expected - bad neighbors are still bad and in my experience you get nitpicked to death for very minor stuff. I own other properties managed by Goodwin and experience this regularly. example: wife works from home pulls in garbage can to garage until Husband gets off work(late) and moves behind gate - several notices of violation...
- Only changes should be those that are legally required and to consolidate all 4 sections under one document. Deed Restrictions aren't supposed to be changed ... you buy a home knowing what you are obligated to and then someone comes along and changes that? Not cool.
- 1) Explain the need/rational for each new proposed restriction on my ability to manage my property as I see fit. 2) Every such new restriction should be definitive, with minimal freedom of subjective interpretation by the enforcement body.
- I don;t have the May 25 document.
- "The answer in the Q&A that ANYTHING you put in your yard needs approval is ABSURD. I can't put in a dog house that's 2' in height behind my privacy fence? I can't put in a basketball hoop? This is over-reach. Sheds,

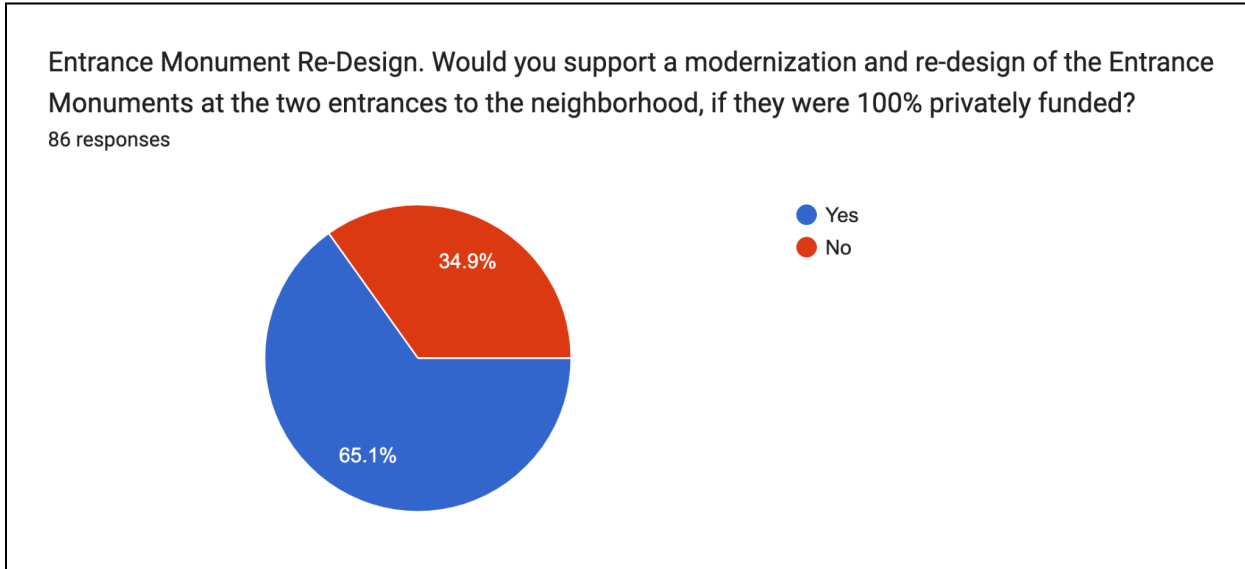
sure. Maybe anything taller than 6'" and with a footprint over X sq feet? Basketball hoops, flagpoles.. these aren't things we should be legislating and the ACC are volunteers and don't have that kind of time.

- Consolidate and minimize changes
- 1. Legal sufficiency review. 2. I need to get smarter on the treatment of ponds as community space. 3. Would like to see some rules on the performance of the architecture board (e.g. reviews will be conducted within a fixed period of time like 30 days)
- Clarify all existing fences, shrubs, etc. are grandfathered.
- Remove the requirements on Fence, Parking and Pets being leashed.
- A specific grandfathering clause with a date of 'when these are filed' should go in - otherwise it does sound like you're coming after fences over 6' and sheds that aren't in compliance, and may not have been in compliance for decades.
- The survey does not address my core concern. Take maintenance of the park pond as an example. I would support a defined improvement program to address the problems with the pond. I do not support a to-be-defined-later improvement plan.
- Even if we don't revise the DRs, I would like to see us actually enforce what we have. There are homes that don't mow consistently, have decrepit fences, and at least one house that looks abandoned. That should not be the case.
- I was unable to attend any of the deed restriction Q&A sessions due to preexisting commitments on each of those evenings.

Other Topics (Non-Deed Restriction-related)

Entrance Monument Re-Design. Would you support a modernization and re-design of the Entrance Monuments at the two entrances to the neighborhood, if they were 100% privately funded?

The majority of Homeowners that responded Agree/Strongly Agree (65.1%).



FEEDBACK FROM HOMEOWNERS

I love the new sign design. I think it will give a fresh look to our entrance.

The use of private funds for projects is not a community concept and not in the spirit of a Home owners association. If the community does not support a project, a privately funded effort is an ill-advised work around. One private project can legitimize another that might be acceptable to only one person.

Powerwash the entrances and have the signs repaired and repainted. It is already an icon or brand or monument.

Thank you all for working so hard on this. See comment under "Other" by entry signage. I want it updated badly but with so much in flux and changing with the roads project, I think we should wait until that's better solidified.

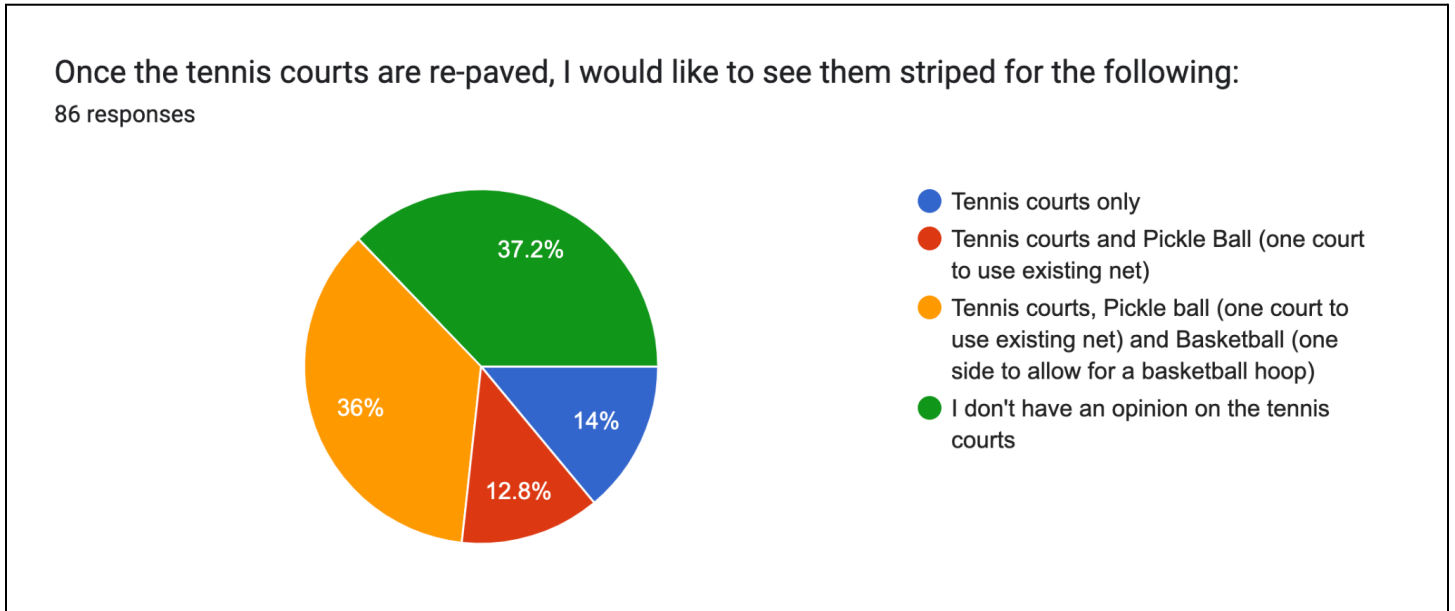
Signage: The new design is too modern for the neighborhood. It doesn't seem to fit the home design or feel of the community.

keep same signs just freshen up

Signage seems a waste of money since it does nothing to improve our property value and doubt anyone driving by pays any attention to it.

Tennis Courts

Once the tennis courts are re-paved, I would like to see them striped for the following:



FEEDBACK FROM HOMEOWNERS

Tennis courts were voted to be updated. It's my recollection that a voting option at the time included a sport court option which was not passed.

My kids were not allowed on the ""tennis court"" when they were here.

Any additional feedback you'd like to share with the Board related to the Deed Restrictions, Signage or Other?

- As mentioned I am in favor of modifying the existing deed restrictions only to comply with State Law and there should be a detailed explanation for why those modifications are required. I am not interested in additional changes to our deed restrictions for any other reason. I am in favor of increasing HOA dues to accommodate neighborhood improvements, but I am not in favor of enabling the HOA to start assigning fees and pursuing the enforcement of those fees by establishing a fee schedule at this time.
- I am happy with the old deed and do not like the idea of more totalitarian control as I saw in the new deed. I like wildlife in our neighborhood and do like a lot of people keep their lots wildlife friendly. I do not want some other people will push everybody to manicure their frontyards removing deer and bunny friendly environment in our beautiful neighborhood. I like occasionally seeing geese and turtles and ducks. I do not want our neighborhood will be as all these new subdivisions where everything is totally controlled by hoa and no room for the wild nature at all. I want our tonkawa spring to continue be a sort of nature preserve neighborhood. And I am totally oppose increasing hoa fees without asking and the idea of fines. I trust my neighbors if they decided to live here I believe they have a good enough test to maintain their properties on their own without pushing them with any sort of fines.
- I was saddened when the proposed deed restrictions were offered to the homeowners without taking into consideration the laws about how homeowner associations make changes to deed restrictions. Someone on the committee should have looked into the laws/procedures for residents to vote on changes. My confidence in the group's ability took a big nosedive.
- I have lived here 35 years, the deed restrictions as written have been adequate and appropriate. We DO NOT see any reason to amend, change or group together as a community deed since each area of Tonkawa Springs is unique and blending them together will not be appropriate.
- leave things as they are except something that has to be change due to laws. no fine, no getting into everyone business. really should be about if someone want to turn house into farm or add on 3 stories. not anything else
- Ensure current restrictions are followed as new ones are adopted. Suggest we refrain from imposing too many new rules on existing owners, they purchased property under agreed upon restrictions; phase in some of new ones over time.
- Thank you for your efforts. Caution should be used to ensure personal agendas are not the main motivation for the proposed changes. Some changes to update the deed restrictions are needed. This topic is a delicate one and will require a year or more of discussions on the best way to move forward. Taking the time, for drafts, discussions, and more drafts will yield a better end product. Getting 4 neighborhood units to all agree on the same deed restrictions will be a lengthy, delicate, and most likely time consuming.
- Great job Goodwin and board members, thank you!
- *Overall, would like to see more disclosures about how votes turn out on all issues that impact the neighborhood so that everyone can see how many voted total and what the vote spread was for each item. This legitimizes everything and also helps everyone get a sense of the overall thinking of the collective group. *there needs to be an opt in/opt out for only electronic notices. Some people did not know they could comment on the drafting process because many of those types of announcements are only sent electronically. *Also don't want HOA dues to be used to fix issues with the main pond that were caused by prior Boards removing downstream dams, etc.
- The answers in the Q&A document circulated has too many ""weasel words.""
- Get rid of the property management company!
- Thank you for the great work you are doing. We look forward to working with you on measures to enhance our neighborhood.
- Thank you for your hard work on this difficult problem. Your willingness to listen is greatly appreciated.
- It appears that the Board is trying to solve problems that do not exist. It also appears they are attempting to expand their authority to govern over us. We moved out of the city because of ridiculous government over reach which did not improve our lives and had little benefit other than increasing government bureaucracy. We currently live in a friendly neighborhood where we respect our neighbors and they us. We do not need to give a few people authority to make rules that have no obvious need just to satisfy the political views of a few.

- I want the entire proposal to be deleted.
- Take into account the age of the neighbors. They like autonomy, privacy, and having a voice in all discussion.
- Great job working on this project! it gives us something solid to discuss. Thanks!
- I really appreciate the board taking this issue on. It is really challenging but, I think it is important for the neighborhood. Tonkawa is a great community, it has the opportunity to be truly exceptional. Happy to help how I can.
- Please post the complaints received in violation. Is there anything still Lacking for the HOA to be legal per state guidelines?
- Appreciate the board asking for our options and giving us the opportunity to provide feedback. Y'all are doing a great job!
- Appreciate the work of the current board and the meetings and packets to explain things. But we've also lived through prior boards that were less reasonable, so just worry about making too many changes to things. Would like to see that same level of information sharing on all voting matters so we know what the vote counts are. Would also appreciate getting hard copies of anything that goes via electronic since residents are not digitally proficient. Thank you.
- Why are we even thinking about spending money - anyone's money on this if we can't even buy stamps. This Board has spent all of our money without all of our input.
- Thanks, Board, for your hard work and perseverance.
- Get rid of this board.
- Thanks to all who put effort into keeping the neighborhood organized.
- I would love a community pool!
- Thank you for the time and effort spent on the updates.
- Disparity in benefit the home owners. Road resurface as one example.
- I appreciate all the hard work by Board on this thankless effort.

If you have questions about any of the data, please reach out to Jenny Halley, TSHOA Secretary.