

September 2, 2022

Tonkawa Springs Homeowners,

We're excited to share with you a revised set of deed restrictions for your vote. The enclosed packet includes the updated deed restrictions (DRs) representing feedback from the Community and a summary of actions taken to preserve that feedback.

Our primary objectives for updating the deed restrictions are:

- Update language to reflect the new state regulations under Senate Bill 1588 (SB1588).
- Consolidate four sets of DRs into a single set to be more easily managed by future volunteer Boards.
- Added language to reflect changes to the role of the Architectural Control Committee (ACC) made in SB1588.

### Feedback from Community

Your elected TSHOA Boards believe in full transparency and took the following steps to ensure the proposed deed restrictions would benefit our Community.

February 2021	A Deed Restrictions committee was established during the Board meeting in response to the community raising concerns about the 40+ year old documents. Dan Isenhower volunteered to chair the committee. An update was shared with the Board at the subsequent, open Board meetings, May 11, 2021 and September 7, 2021.
October 2021	Proposed deed restrictions were posted on the tonkawasprings.org website for community feedback. Several members of the community shared feedback. Much of which were incorporated. Some of which sparked some spirited conversations.
May 2022	An Explainer document was emailed to Homeowners with an email address on file summarizing the deed restrictions. The Explainer document included the proposed deed restriction language (with the exception of the preamble). The proposed set of deed restrictions were hand-delivered to Homeowners May 10-11, 2022. The following week the Board hosted Community sessions to solicit feedback and address concerns raised by Homeowners.
July 2022	Board emailed and hand-delivered (to those residents without an email on file) a survey soliciting additional feedback from the Community.
August 2022	Board discussed survey feedback, updated deed restrictions draft based on the feedback and shared with outside legal for review/comment. Board shared survey feedback with the Community. Check here if you missed them. <a href="https://tonkawasprings.org/community-survey-results/">https://tonkawasprings.org/community-survey-results/</a>

As a result of the feedback received, the Board and Committee amended the draft DRs as follows:

- Inserted language to further clarify that existing structures and past compliance issues would be grandfathered and not subject to new deed restrictions.
- Removed the 6ft height and brick/masonry limitation on fences
- Removed geese from the list of large animals
- Revised Community and Shared Features section to clarify that the Board will manage community park and pond for the benefit of all residents and manage shared ponds for the benefit of residents with homes around a shared pond.
- Reduced and clarified ACC oversight on a number of measures
- Maintained protective measures for ponds, while mitigating concerns about public encroachment on private property and ACC overreach

### Legal Review

Per the Community's majority, the Board sought a limited legal review by outside counsel to insure integrity and legal compliance. Outside counsel suggested a few minor changes, which were made.

### Voting

Please take a moment to cast your vote to approve the updated DRs either online at the following link or via a paper ballot that may be dropped off at 3201 Fox Hollow Street between now and Sunday, October 2, 2022 at 7:00pm CST.

<https://forms.gle/oVwgkdaeSwFqoVhm7>

### Questions

We welcome the opportunity to answer specific questions and offer points of clarification at our upcoming Board meeting on **Wednesday, September 6 at 6:30pm at SouthStar Bank.**

If you have additional questions or are unable to join us next Wednesday, please reach out to any one of the TSHOA Board Officers and Directors. We'd be happy to address points of clarification.

Your 2022 Tonkawa Spring HOA Board

Name	Phone Number	Name	Phone Number
Larry Jolly, <i>President</i>	512-517-8733	Stefani Zolper, <i>Director</i>	
Melinda Hester, <i>Vice President</i>	512-786-1943	Sarah Grantham, <i>Director</i>	
John Kurkjian, <i>Treasurer</i>	512-470-6872	Kelly Hobby, <i>Director</i>	
Jenny Halley, <i>Secretary</i>	512-585-7071	Jan Vargas, <i>Director and Social Committee Chair</i>	
Dan Isenhower, <i>Director and Deed Restrictions Committee Chair</i>			