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UOCC Deed Restrictions Meeting Minutes

Meeting Date: 28 Jan 2019

Meeting Time: 5:20 PM until 7:01 PM

Meeting Location: 4390 Varsity Lane

Members Present: Sandra Buckner (chair), David Coym, Wilbert Taylor, Dustin Windham

Members Absent: Marco Luzuriaga, Wayne Staton

Visitors: None

Agenda: Review observations of possible deed restriction violations

1. The minutes of the previous meeting, January 18th, were reviewed and approved.
2. The committee reviewed the neighborhood observations recorded during the last meeting (January 18th tour of the neighborhood), and grouped them into categories with resolutions as follows:
3. Cyclone or chain link fencing (D.R. Section 3.6) - Based upon the agreed interpretation of "back or side yard" to mean a fence installed "at or behind the front corners of the residence", it was agreed there were no violations observed.
4. Trash containers (D.R. Section 2.8) - D.R. are clear regarding "not visible from ANY street". Sandra will check with the Board regarding the possibility of establishing a fine (or penalty) procedure (or policy) for these violations. Sandra will also obtain a template or format to be used for 209 letters for violations. [Texas Property Code, Title 11, Chapter 209, Section 209.006, "Notice Required Before Enforcement Action"] Dustin agreed to generate the 209 letters to Owners for this set of observations using the 209 letter template.
5. Mold and/or Mildew (D.R. Section 2.5) - 2.5 requires "good condition and repair and properly painted" and thus it was resolved to provide generic communications regarding mold/mildew to the community as a whole via email or newsletters instead of individual 209 letters.

6. Mailboxes (D.R. Section 3.7) - Resolved to consider mailboxes which are post mounted very near to the house to be acceptable, and thus no violations were observed.
7. Building Maintenance (D.R. Section 2.5) - Resolved to send 209 letters to Owners where the residence or related structure appears to need structural repairs.
8. Fence Falling Down (D.R. Section ? ) - 2.4 covers maintenance of the lot and 2.5 covers maintenance of the buildings, however maintenance of fences does not appear to be specifically covered. It was resolved to send "observation letters" to the Owners (not 209 letters).
9. Resolved to make quarterly observation tours of the neighborhood, next tentative tour Friday, April 12, 2019, 9:00 AM, at 4390 Varsity Lane
10. Next committee meeting set for Monday, March 18, 2019, 5:00 PM, 4390 Varsity Lane, to review the status of the proposed letters to Owners
11. Adjourned at 7:01 PM.

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Thank you,  
David Coym, 4383 Varsity Lane, 281-536-9119