

VOTING BALLOT
DEER MEADOWS POA

**PROPOSAL FOR THE FOURTH AMENDMENT TO THE RESTRICTIONS,
ASSESSMENTS AND EASEMENTS OF DEER MEADOWS
(THESE PROPOSED AMENDMENTS APPLY TO ALL PHASES)**

After you have reviewed the recommended changes, please use this ballot to cast votes to approve or not approve the changes. All ballots must be received by the Association by 5:PM, Friday, February 19, 2021 to be counted.

Only ONE BALLOT per total lots owned by one owner of the total lots owned will be counted.

You can select option A to approve all the recommended changes OR you can select option B to cast individual votes for each change.

OPTION A:

___YES, I support the Board's recommendations and approve all of the proposed changes.

Please do not forget to sign the ballot on the line below. THANK YOU.

OPTION B:

I prefer to vote for each individual change. A YES vote to approve the change recommended by the Board of Directors; a NO vote is to leave the current language unchanged. Each proposed change stands on its own so that one change might be approved by a majority of Homeowners while another change might not be approved.

THE ITEMS HIGHLIGHTED IN **YELLOW** ARE FOR A VOTE FOR **REMOVAL**.

IF YOU ARE RECEIVING A PAPER BALLOT THEN THE **LIGHT GREY SHADED** WORD/WORDS ARE FOR **REMOVAL**.

THE ITEMS HIGHLIGHTED IN GREEN ARE FOR A VOTE TO **ADD**.

IF YOU ARE RECEIVING A PAPER BALLOT THEN THE **DARK GREY SHADED** WORD/WORDS ARE FOR A VOTE TO **ADD**.

INITIAL THE LINE BEFORE THE YES IF YOU AGREE WITH THE CHANGE. INITIAL THE LINE BEFORE THE NO IF YOU DISAGREE. USE THE BACK OF THE BALLOT FOR ANY COMMENTS.

IF YOU MAKE A MISTAKE MARK ONE (1) STRIKE THROUGH AND INITIAL THE STRIKE.

2. UNDER ORDINARY TOPOGRAPHICAL CIRCUMSTANCES, ALL RESIDENCES **OR** HOMES ****AND FENCES**** WILL BE REQUIRED TO BE SET BACK 50 FEET FROM ROADWAYS BORDERING THE LOT, AND ALL HOMES MUST BE PLACED WITHIN **10°** **10°** OF PARALLEL TO THE STREET. GARAGES, **STORAGE BUILDINGS**, CARPORTS AND DECKS WILL BE REQUIRED TO BE SET BACK 25 FEET FROM THE ROADWAYS BORDERING THE LOT UNLESS VARIANCE IS GRANTED BY THE ARCHITECTURAL CONTROL COMMITTEE BECAUSE OF TOPOGRAPHY.

___ YES ___ NO

IN THE EVENT OF THE DEATH OR RESIGNATION OF ANY MEMBER, THE REMAINING MEMBERS SHALL HAVE FULL AUTHORITY TO DESIGNATE A SUCCESSOR OR ANY TWO OF THESE MEMBERS MAY RELIEVE THE REMAINING ONE OF HIS OR HER DUTIES IN CONNECTION WITH THE ARCHITECTURAL CONTROL COMMITTEE. THE COMMITTEE'S APPROVAL OR DISAPPROVAL AS REQUIRED IN THESE COVENANTS SHALL BE SET OUT IN WRITING AND IN THE EVENT THE COMMITTEE OR ITS DESIGNATED REPRESENTATIVES FAILS TO APPROVE OR DISAPPROVE PLANS WITHIN ****FIFTEEN (15)** THIRTY (30)** DAYS AFTER SAID PLANS AND SPECIFICATIONS HAVE BEEN SUBMITTED TO IT, APPROVAL WILL NOT BE REQUIRED AND THE RELATED COVENANTS SHALL BE DEEMED TO BE FULLY COMPLIED WITH.

___ YES ___ NO

3. ALL BUILDINGS MUST BE COMPLETED NOT MORE THAN ONE YEAR AFTER LAYING THE FOUNDATION. ALL BUILDINGS AND HOMES MUST BE COMPLETELY ENCLOSED FROM THE GROUND LEVEL TO THE LOWER PORTION OF THE OUTSIDE WALLS, SO AS TO MAINTAIN A NEAT APPEARANCE AND REMOVE FRAME, WHEELS, POSTS AND PIERS (EXCEPT THOSE SUPPORTING RAISED PORCHES) FROM OUTSIDE VIEW **WITHIN SIXTY DAYS OF PLACEMENT OR COMPLETION.**

___ YES ___ NO

6. THE DEER MEADOWS PROPERTY OWNERS ASSOCIATION SHALL HAVE THE RIGHT AFTER TEN DAYS WRITTEN NOTICE TO THE LOT OWNER BY U.S. CERTIFIED MAIL TO CORRECT ANY VIOLATION OF THIS RESTRICTION BY CLEANING OR MOWING THE LOT. SUCH MAINTENANCE, WHICH **WILL RESULT IN CHARGES THAT CHARGE** SHALL OPERATE AS AN ADDITIONAL MAINTENANCE LIEN AGAINST THE LOT.

___ YES ___ NO

8. **CHICKENS, FOWL, WILL BE EXCLUDED AS LONG AS THERE ARE ONLY SIX (6) HENS, NO MALES AND THEY HAVE TO BE CONTAINED, THEY WILL NOT BE ALLOWED TO RUN FREE.**

___ YES ___ NO

9. NO LOT SHALL BE USED OR MAINTAINED AS A DUMPING GROUND. **FOR** RUBBISH , TRASH, GARBAGE OR OTHER WASTE SHALL NOT BE KEPT EXCEPT IN SANITARY CONTAINERS. ALL INCINERATORS OR OTHER EQUIPMENT FOR THE STORAGE OR DISPOSAL OF SUCH MATERIAL SHALL BE KEPT IN A CLEAN SANITARY CONDITION. NO JUNK, WRECKING EQUIPMENT, ****DUMP TRUCK****, MATERIAL (EXCEPT MATERIAL TO BE USED IN CONSTRUCTION OF THE RESIDENCE ON THE LOT) OR NON-OPERATING ****AUTOMOBILES** VEHICLES NOR COMMERCIAL VEHICLES** SHALL BE STORED ON (OR PARKED ON THE ROADWAY IN FRONT OF) ANY LOT.

___ YES ___ NO

13. **POLITICAL SIGNS CAN BE DISPLAYED BUT MUST COME DOWN 10 DAYS AFTER THE ELECTION.**

___ YES ___ NO

14. **THE BOARD HAS ADOPTED A FINE AND ENFORCEMENT POLICY WHICH IS RECORDED IN THE COMAL COUNTY'S PUBLIC RECORDS.**

___ YES ___ NO

17. AN ASSESSMENT OF ****\$5.00** \$7.50** PER MONTH IS HEREBY ASSESSED AGAINST EACH LOT OWNER IN THE SUBDIVISION, REGARDLESS OF THE NUMBER OF LOTS OWNED BY A LOT OWNER (EITHER A SINGLE PERSON OR **DOMESTIC COUPLE HUSBAND AND WIFE** OWNING JOINTLY). EACH LOT OWNER SHALL BE LIABLE **FOR A TOTAL OF ONLY ONE **\$5.00** \$7.50** PER MONTH ASSESSMENT **REGARDLESS OF THE NUMBER OF LOTS OWNED.**

___ YES ___ NO

ASSESSMENTS ARE CONSIDERED DELINQUENT IF NOT PAID BY AUGUST 1 EACH YEAR AND INCUR A CHARGE FEE OF \$3.00 **AS DETERMINED BY THE BOARD OF DIRECTOR** FOR THE MONTH OF JULY AND FOR EACH MONTH THEREAFTER UNTIL PAID IN FULL.

___ YES ___ NO

19. IT IS THE RESPONSIBILITY OF THE ARCHITECTURAL CONTROL COMMITTEE, CHAIRED BY THE VICE-PRESIDENT AND APPOINTED MEMBERS TO ****INSURE**** **ADDRESS** THAT ALL DEER MEADOWS PROPERTY OWNERS COMPLY WITH THESE RESTRICTIONS AND TO TAKE APPROPRIATE ACTION TO ****INSURE**** **ADDRESS** COMPLIANCE.

___ YES ___ NO

Please forward your questions regarding the ballot to Jerri Eddine president.deermeadows@gmail.com

SIGNATURE _____ INITIALS _____

EMAIL ADDRESS _____

ADDRESS _____ LOT# _____

DATE _____

Return this ballot to:
300 Deer Meadows Dr.
Canyon Lake, TX
78133

