

Highlights of changes made to the DCCR's

Preamble. Added language to merge the three DCCR's into one DCCR.

Definitions. Alphabetized the list and added Accessory Dwelling Unit, Assessments and Improvements.

Article II, Section 5. Masonry. Added Hardie Board as an option on parts of the house in lieu of masonry.

Article II, Section 8. Exterior Colors and Materials. Added a stipulation that ARC approval is not required if repairing or repainting in the same or similar color or materials.

Article II, Section 10. Guttering and Rain Barrels. Added rain barrel requirements pursuant to Texas Property Code.

Article II, Section 12. Fencing. Added allowance for property owners on the subdivision boundaries to build a privacy fence on the subdivision boundary line of their lot.

Article II, Section 13. Driveways. Driveways or vehicular storage areas further than 100' from the road may be built with pervious materials.

Article II, Section 14. Sewage Disposal Systems. Water well tanks for existing wells must be approved by the ARC prior to installation.

Article II, Section 15. Landscaping. Xeriscaping is now allowed, and lots in a natural state must remove tree debris, dead plants and other fire hazards.

Article II, Section 16. Exterior Lighting. Dark Sky compliance was added.

Article III, Section 2. Permitted Use. Additional language has been added to define the types of business activity that may occur on a lot. Additional language also limits short-term rentals of the property as well as time-shares, and requires information regarding the long-term renter be provided to the HOA.

Article III, Section 4. Outbuildings. Outbuildings may now have metal siding, provided it is hidden by trees, located in the backyard, and not visible from the street. Added a requirement that adjacent homeowners to the proposed metal outbuilding will be contacted for comments regarding the building prior to approval of the outbuilding if the outbuilding will be visible to the adjacent homeowner. Incorporated restrictions on Accessory Dwelling Units, including limiting to one per lot, requiring the Owner to live in either the ADU or the Living Unit, and location, size, and composition restrictions.

Article III, Section 5. Swimming Pools. Kiddie pools are now allowed provided they are located in the backyard behind the house.

Article III, Section 7. Solar Panels. Updated to reflect that the HOA will follow the Texas Property Code.

Article III, Section 8. Signage. Entire section was removed and replaced with the HOA's Signage Policy.

Article III, Section 11. Changed to Irrigation and Composting. Added Texas Property Code requirements.

Article III, Section 12. Mailboxes. Mailboxes are allowed at the Lot if approved by USPS. Package delivery boxes are allowed if not on HOA property and blend with the design of the home.

Article III, Section 13. Animals. Updated to allow goats, sheep, rabbits and chickens (no roosters) subject to lot size (5 animals per acre – inclusive of all animals on the Lot). Added requirements as to animal shelter, cleanliness and odors. Removed requirement that there must be a FFA member at the house.

Article III, Section 19. Outside Parking and Storage of Vehicles. Updated to allow parking of RV's, boats, etc. for a period of 72 consecutive hours instead of 24 hours. Updated to allow parking on the Common Area in front of a Lot for no more than 24 consecutive hours.

Article III, Section 20. Lot Subdivision and Consolidation. Added that an owner with two adjacent lots that have not been combined may build outbuildings on both Lots subject to TEX. PROP. CODE §209.015, and must follow the conditions of the Code prior to selling the Lot.

Article IV, Section 2. Certain Other Easements. Added sentence requiring notice be given to the Homeowner for access not less than 24 hours in advance, unless needed for emergency purposes.

Article IV, Section 5. **SPECIFIC TO THE DCCRS FOR UNITS 2, 3 AND 4.** This section was deleted as it is no longer applicable.

Article VII, Section 1. Composition and Rules of Operation. Removed composition used by Declarant, and set committee size of 3-5 members. Added in rules regarding membership on committee as detailed in TEX. PROP. CODE § 209.00507.

Article VII, Section 3. Submittal Requirements. Removed outdated submittal requirements and replaced with requirements as set forth in the Architectural Design Guidelines.

Article VII, Section 4. Procedure. Detailed the procedures to be followed when seeking approval from the ARC and the requirement of the ARC to follow TEX. PROP. CODE § 209.00505.

Article VII, Section 6. Variances. Added a deadline for the ARC to respond to a request for variance.

Article VII, Section 7. Appeal of Decisions. Added a process for the appeal of a variance denial pursuant to the Texas Property Code.

Article VII, Section 8. Unapproved or Threatened Construction of Improvements. Added a clause requiring reimbursement from the Owner for any costs incurred by the HOA to remedy the unapproved improvement.

Article VIII, Membership in the Association. Removed the different classes of members.

Article IX, Property Rights in the Common Facilities. Removed references to Declarant, and required a vote by the members in the event the HOA should need to borrow money or mortgage properties.

Article X, Assessments and Association Fees. Removed differences between Unimproved and Improved Lots to reflect current procedures. Removed references to time period when Declarant was in charge of the HOA. Board will now set annual fee for the next year by November. Attorney's fees can now be

charged to an Owner who does not pay the annual fee timely, and added an expedited foreclosure option for non-payment of assessment.

Article XI, Amendment. Changed to reflect 67% approval by Membership for changes to the DCCR pursuant to the Texas Property Code.

Article XII, Section 1. Process. Defined the process used by the Board for Members who have a restriction violation, and detailed the steps to be taken by the homeowner to request a hearing regarding the restriction violation.

Article XII, Section 2. Enforcement of Restrictions. This section defines how the enforcement of restrictions shall occur, and the options available to the Board to resolve the restriction. Fines can be implemented at a rate of \$25 a day, with a cap of \$1500.00. The Board will not charge the fine to the Owner if the City of Bulverde is working to resolve the violation.

Article XVII, Design Guidelines and other Rules and Regulations. Stipulated that the Board must approve any revised Architectural Design Guidelines before release by the ARC, and provided the website as to where to locate the guidelines.