

WOODLANE FOREST CIVIC ASSOCIATION

Petition for Ratification of the Deed Restriction Changes 2021

This petition may be submitted to the WFCA at any meeting, at any time, to any officer of the WFCA, or delivered to Investment Management Company (IMC), the Association's registered agent, by one of the methods listed below. In all cases the petition **MUST BE SIGNED** to be counted. ·

By U.S. Postal Service to 2002 Timberloch Place, #150A, The Woodlands, TX 77380 ·

By hand delivery to IMC's offices located at 2002 Timberloch Place, #150A, The Woodlands, TX 77380 · By facsimile to IMC at (936) 756-0023 ·

By scanned email to

kstone@imcmanagement.net or

drbobdvm@outlook.com As per Texas Property Code Chapter 209, Texas Residential Property Owners Protection Act, Sec. 209.00592 b1 (3),

“By casting your vote via absentee, you will forgo the opportunity to consider and vote on any

action from the floor on these proposals, if a meeting is held. This means that if there are amendments to these proposals your votes will not be counted on the final vote on these measures. If you desire to retain this ability, please attend any meeting in person. You may submit an absentee petition and later choose to attend any meeting in person, in which case the in-person petition will prevail.

THE PROPOSED DEED RESTRICTION CHANGES CAN BE FOUND ATTACHED TO THIS PETITION AND IN THE DEED RESTRICTIONS SECTION OF THE WFCA WEBSITE: WWW.WOODLANEFORREST.NET OR BY CONTACTING IMC OR ANY OFFICER OF THE WFCA.

Proposed changes to Woodlane Forest Deed Restrictions pertaining to business use of a single family residence.

Current version of the deed restriction under Section 2. Use and Construction:

g. In no event shall any residential tract be used for any business purpose. (Eliminated & replaced, see below)

h. All residences in the Subdivision are to have at least a two-car enclosed, attached garage or a two-car non-attached garage.

i. All exterior construction materials shall be approved by the ACC. No concrete blocks shall be used in said exterior construction and all buildings shall be built on a solid concrete slab or concrete beam foundation. In no event shall any old house or building be moved onto any tract or tracts in the Subdivision. The exterior construction of any kind and character, be it the primary residence, garage, porches, or appendages, thereto, shall be completed within six (6) months after pouring the slab.

j. No boats or trailers shall be permitted to be placed in front of any residential building.

Proposed new version (will create a new #3 section, eliminating g. illustrated above):

3. BUSINESS USE

Business use of property in Woodlane Forest is prohibited, with the exception of home offices that are based out of an otherwise-permitted residence and that comply with the requirements below: The lot and

improvements are used primarily for residential purposes by the property owner who is the business owner/operator.

- The street address of the business is not advertised in a public medium (e.g., newspaper, radio, internet, television, yellow pages, sign on a vehicle or trade journals) or in any other public manner.
- While they are in the Woodlane Forest subdivision employees of the business cannot do work for the business, with exception of owners and family members residing in the home.
- The business does not have clients, customers, vendors, or other persons who travel to the home in connection with the operation of the business.
- The operation of the business does not cause noise, dust, light, vibration, odor, or pollutants that emanate onto any adjacent property in an amount that does or may reasonably constitute a nuisance to an adjacent

property owner.

- The business does not have business truck(s), tractor(s), trailer(s), or other business vehicles, equipment or supplies parked in front of any residential building line.
- The business does not have any sign or other writing on the lot displaying the name or identity of the business that is visible from any street, except customary signs attached to a vehicle which do not include the home address.
- The business is not conducted upon any portion of the lot that is visible from a public street.
- The business is compatible with and does not infringe upon the residential character and/or the property values of the surrounding neighborhood.

ACC approval of a structure does not constitute approval to run a business. Violation of any of the above terms will be a violation of the deed restrictions.

I HERBY SIGN THE PETITION **FOR** THE RATIFICATION OF THE BUSINESS DEED RESTRICTIONS PROPOSED AT THE DECEMBER 3, 2020 WOODLANE FOREST GENERAL MEETING.

Please sign and date below. This petition is not valid unless signed by the property owner.

I,

(Printed Name)

_____ (Signature)

_____ (Date)

Owner of Lots/Section/

Lot _____,

Total Acres _____ Located at:

_____, Magnolia, Texas, hereby submit this petition on the question of ratification of the proposed deed restriction changes for Woodlane Forest Subdivision.