

Summary of Proposed Changes to Goldenwood West Property Owner's Association, Inc.
Covenants, Conditions and Restrictions
January 3, 2007

Preamble. This section references prior documents for legal continuity and states the purpose of the current document.

1. added tables to the references to prior documents for clarity;
2. stated that Goldenwood Property Owners' Association, Inc. has succeeded Goldenwood Properties, Inc. as the entity responsible for the covenants; and
3. stated the purpose of this document: "to consolidate those Covenants, Conditions and Restrictions for Goldenwood West Section I, Goldenwood West Section II, Goldenwood West Section III, Goldenwood West Section VI, Goldenwood West Section IV Goldenwood West, Section V, Subdivisions in Hays County, Texas into one document that applies to all of the six sections".

Article One, Paragraph 7. Added table for clarity.

Article One, Paragraph 8. Added definition for the Board of Trustees.

Article Three, Paragraph 1. Added table for clarity.

Article Three, Paragraph 2. Deleted reference to former Declarant, Goldenwood Properties, Inc.

Article Four, Paragraph 3(d). Deleted this paragraph; it is no longer necessary because no lots are now owned by the former Declarant, Goldenwood Properties, Inc.

Article Five, Paragraph 2. Corrected paragraph reference (changed 26 to 28).

Article Five, Paragraph 4. Deleted reference to former Declarant, Goldenwood Properties, Inc.

Article Five, Paragraph 6. Deleted reference to former Declarant, Goldenwood Properties, Inc.

Article Five, Paragraph 8. Corrected paragraph reference (changed 26 to 28).

Article Five, Paragraph 8. Added "as allowed by Texas Statute" to clarify that we are following Texas law. The Texas statute referred to is Chapter 209.

Article Five, Paragraph 10 (iii). Deleted this paragraph; it is no longer necessary because no lots are now owned by the former Declarant, Goldenwood Properties, Inc.

Article Six, Paragraph 1. Changed "Declarant" to "Board of Trustees" (in two places in the paragraph)

Article Six, Paragraph 1. Deleted reference to original APC members.

Article Six, Paragraph 1. Deleted reference to former Declarant, Goldenwood Properties, Inc.

Article Six, Paragraph 3. Made this section uniform throughout the subdivision. Set the fee for review of plans at \$100.00.

Article Seven, Paragraph 2. Removed roof specifications from this section as it was redundant. Roof specifications are set forth in Article Seven, Paragraph 3.

Article Seven, Paragraph 3. Added allowance of "Non-rusting, coated metal roofs with low reflective properties".

Article Seven, Paragraph 3. Made this section uniform throughout the subdivision. Removed "Roof pitch shall be a minimum of 4:12." from Section 4.

Article Seven, Paragraph 4. Made this section uniform throughout the subdivision. Removed additional setbacks from lots 35-A, 35-B and 35-C.

Article Seven, Paragraph 5. Added “in accordance with Hays County road specifications” for clarity.

Article Seven, Paragraph 6. Made this section uniform throughout the subdivision. Removed “no more than two dogs” from Sections 2, 3, 4 and 6. Wording for all sections is now the same as Sections 1 and 5.

Article Seven, Paragraph 8. Corrected paragraph reference (from 6 to 7).

Article Seven, Paragraph 8. Added “camping” for clarification of trailer type.

Article Seven, Paragraph 8. Deleted unnecessary word, “basements”.

Article Seven, Paragraph 11. Deleted reference to butane tanks so this section is more general and refers to all fuel tanks.

Article Seven, Paragraph 13. Deleted restriction that house identification signs “should be of masonry and lighted in compliance with Committee guidelines”.

Article Seven, Paragraph 18. Deleted reference to former Declarant, Goldenwood Properties, Inc.

Article Seven, Paragraph 26. Added clarification that “all homes are required to use the community water system for their in-home water use” as required by Goldenwood West Water Corporation.

Article Seven, Paragraph 26. Added clarification that if water wells are approved they must be drilled “in accordance with Texas State and Hays County regulations”.

Article Seven, Paragraph 27. Added a covenant for rain water collection systems and their use.

Article Seven, Paragraph 28. Corrected paragraph reference (from 2 to 8).

Article Eight, Paragraph 3. Made this section uniform throughout the subdivision. Added the same protection for owners of lots in Sections 1 and 5 and POA lots A & B as it was in the other sections: “provided that no amendments or changes shall be allowed which shall increase the burdens or limitations imposed hereby on any Lot then subject hereto without the joinder thereto or ratification thereof by the then Owner of the Lot as to which burdens or limitations imposed are thereby increased”.