



NOTICE TO WILLOWICK FOREST HOMEOWNERS

What: The Willowick Forest Homeowners Association Board of Directors has made modifications to the current CCR's (deed restrictions) to remove the developer's name from the Declaration, comply with new state laws and other changes to ensure residents comply to a set of guidelines that uphold the value of each homeowner's property.

Why: The current deed restrictions were made official in 1998. They were written by the developer and primarily designed to protect the developer's interests. As such, many of the provisions are now obsolete and the document is not written to protect the collective interests of the homeowners. In addition, the current deed restrictions are not compliant with state laws.

How: Starting in 2017, the Board of Directors proposed to make changes to the current deed restrictions. Over the course of two years, restrictions were deleted, added, or modified to simplify the current document. After these revisions, the document went through legal review and comment from the ACC Committee, where additional changes were made. In July of 2020, the Willowick Forest Board proposed the changes to the Members and requested their vote. In order to change the current deed restrictions, a majority of 75% of the lots which is 106 votes, must approve the changes. Unfortunately, we were unsuccessful and did not receive approval from the majority of homeowners required. In February 2021, the document was further revised to clarify intent and language. In June 2021, the Board of Directors approved the document.

The Process: In the next several weeks, each homeowner will be provided a copy of the proposed first amendment for review and we are asking that you submit comments and questions to the board for consideration and response. Both the current deed restrictions and the proposed first amendment to the deed restrictions are also posted on the HOA's website for your review (www.willowickforest.com). The deadline to submit comments and suggestions is **August 23, 2021**.

The Association will hold a meeting to discuss the changes and submit the final revision. We will then mail and email a copy of the final revisions to your property including a copy of this notice. Alternatively, on the back of this notice is a voting ballot which can be completed and returned via mail to the address listed. The ballot must be filled out completely and submitted by Tuesday, **November 30, 2021**. After all the votes are tabulated, the results will be posted on the Willowick Forest website. If the proposed deed restrictions are approved, they will then be filed as official documents with the Harris County Courthouse. **Please note 75% of the lots which is 106 votes, must approve the changes for them to become official.**

Major Changes: The following items constitute the most significant changes from the current deed restrictions to the proposed deed restrictions; however, this is not an all-inclusive list thus it is recommended the documents be reviewed in detail.

- Made the document declarant "Willowick Forest Homeowners Association Inc. Section One and Two."
- In Article 1, definitions were added for "Association, Board of Directors, and Occupant."
- Extensive modifications were made to Article 3 – "Land -Use and Building Type."
- In Article 4, a clause was added to include if the ACC does not act on a request within thirty (30) days, the request is automatically APPROVED, the Board may allow variances if the variance is approved by the ACC, and approved applications have sixty (60) to complete the project.
- In Article 10, a provision was added to prohibit oversized vehicles being parked or stored on any Lot, driveway, or street for more than (72) hours unless written permission from the Association is granted.

- In Article 11, a clause was added to allow school related signs, constructions signs and political signs with regulations on the number of signs, size, and placement.
- In Article 13, a clause was added restricting the type of fencing allowed.
- In Article 16, revised the article name to from “Good Husbandry” to “Maintenance,” gives the owner ten (10) days to correct a repair or the Association may repair and adds a provision to allow owners to repair or replace an improvement with the exact same item / color without requiring ACC approval.
- In Article 23, a revision for delinquent accounts was made to charge a monthly late fee of \$15.00 and attorney’s fees.
- The overall document was revised for a clear understanding of the requirements.



Willowick Forest HOA First Amendment Voting Ballot

I, as an Owner of a Lot in the Willowick Forest Homeowners Association, do hereby cast my vote for amending the Deed Restrictions as proposed by the Board of Directors of Willowick Forest Homeowners Association. The proposed amendment and document can be viewed on the Willowick Forest HOA website (www.willowickforest.com).

The deadline to submit your ballot is Tuesday, November 30, 2021

I cast my vote as:

☐ **APPROVED**

☐ **DENIED**

Name: (printed): _____

Date: _____

Property Address: _____

Signature: _____

Please return the completed ballot to:

Willowick Forest Homeowners Association

c/o Montage Community Services

1006 Thompson Rd., Suite 100

Richmond, TX 77469

Or Email Jackie.williams@montagecs.com