

OAK LANDING PROPERTY OWNERS ASSOCIATION

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Hello Neighbors,

As the POA Board, we are sending you a letter outlining the procedures we have implemented since our annual membership meeting in January and the procedures that we plan to put in place going forward. We also would like to remind you that dues are to be paid by the end of this month or late fees and interest will be added to the amount owed. Payment plans are available for those who need one and who qualify. Call the office and request a payment plan from our Secretary/Treasurer.

We have closed the boat ramp due to the compromised condition of the ramp. There is a rope with a warning sign and it should not be removed even at your own risk. But the POA WILL NOT be responsible for any damages or accidents should someone decide to remove it anyway. A sign also will be posted at the front of the subdivision warning of the boat ramp closing. Also, the water and electric has been turned off to the bathrooms and the steel door is to be welded back on securely so it can not be opened again (even with a key).

Cones have been put near the new opening forming in the road at the corner of Oak Hill Dr and Briarwood Ln. A temporary patch will be done as we try to get on the County Council's calendar to see about getting help with our roads. After all, we all pay, as owners of property within this POA, road and bridge tax and should be due something in return; especially as we are NOT a gated community. That means any type of vehicle can travel our roads and more than likely does, i., e., school busses, garbage trucks, etc. When we do get a date, we will notify the membership and others should consider attending also. There is strength in numbers!!

We now have a mail slot in the front of the POA office building for those who want to drop a check off without mailing for their dues. But please, NO cash!! And a bulletin board was erected also on the front of the POA office building. And, lastly, the POA held their meeting 10 days after the elections to appoint positions to the POA Board with the following results: Connie Tilger, Vice President (2-yr term) and Virginia Payne, Secretary/Treasurer (1-yr term).

It won't be long before we post fines on our new web site (oaklandingpoa75143.com) for violations of our POA Covenants/Bylaws. Afterwards we'll be sending fine invoices to those who are ignoring the Covenants/Bylaws although we've warned you of those infractions. Ignoring fines and late fees/interest leads to liens on property and the ultimate is foreclosure. No one wants that, we're sure, so..... It would be wise to review your Covenants/ Bylaws to make sure you're in compliance. If you don't have a copy of the Covenants/ Bylaws, download them from the website or email the POA at the address listed above or call the office at the number listed above and a copy will be provided for a small reproduction fee. Due to our uncertain

finances right now, we are requesting that, unless you live out of town, you plan on picking up your copy of the Covenants/ Bylaws from the POA office. If you're new to the neighborhood and were never provided a copy of the Covenants/Bylaws, contact your title company and request copies. Or if you purchased from an individual, you could request copies from them. Both those options are free.

Some of the following violations have been noticed and need to be rectified sooner than later to avoid fines. In the meantime, here are a list in whole or in part of the most common infractions from the Covenants noticed:

1. *Article C, paragraph 5(b)* Any mobile home may be placed on said lots so long as they are of a recent model and design not to exceed 5 years in age , a minimum of 700 square feet of living area, be of good appearance and repair and be underpinned within 90 days after unit is placed on said property.
2. *Article C, paragraph 5 (c)* No improvements shall be placed on any lot or tract until the building plans, specifications and plot plans showing the location of such improvements of a the lot or tract have been approved in writing by the Committee and a building permit secured from the Committee and/or local authorities.
3. *Article C, paragraph 5 (c)(2)* No part of such structures shall be closer to any projected side property lot or tract line than five (5) feet.
4. *Article C, paragraph (f)* No structure shall be occupied or used until an occupancy permit has been granted by the Committee or by the local authority, as the case may be.
5. *Article C, paragraph 5 (g)* Each residence, once commenced, must be completed within six (6) months from the date of commencement thereof.
6. *Article C, paragraph 5 (h)* No tent, shack or structure of a temporary character shall at any time, ever be used as a permanent or temporary residence on any lot or tract, or moved onto or permitted to remain on any lot.
7. *Article C, paragraph (l)* Camping shall be permitted for a period not to exceed 72 hours or such longer period of time as may be approved in writing by Developer. Only self-contained commercially manufactured recreational vehicles or self-contained trailers or self-contained pick-up campers which shall remain attached to the pick-up at all times may be used.
8. *Article C, paragraph 5 (j)* Decorative fences may be erected with the written approval of the Committee.
9. *Article C, paragraph 5 (m)* No used home or structure shall be placed on any lot.
10. *Article C, paragraph 7 Nuisances.* No noxious or offensive activity shall be carried on or maintained on any lot in the subdivision, nor shall anything be done or permitted to be done there on which may be or become a nuisance in the neighborhood.
11. *Article C, paragraph 9 Garbage and Trash Disposal.* No lot or tract shall be used or maintained as dumping ground for garbage. Trash, garbage and other rubbish shall be kept only on sightly sanitary containers. All containers for storage or disposal of garbage and trash shall be kept inside garages, behind decorative fencing or otherwise hidden from view from the street.
12. *Article C, paragraph 11. Animals.* No residential lot shall be used for the purpose of keeping, breeding or raising any animals for commercial purposes..... however, that the occupants of each residence may keep the usual and customary domestic or

household pets.....Pets must be kept within an enclosure or on a leash. No pets shall be permitted to run at large and in no event shall more than four (4) adult pets be allowed.

13. *Article C, paragraph 12. Off -street Parking.* the owner shall provide enough space for off-street parking for his vehicles and/or boats On street parking is prohibited.
14. *Article C, paragraph 14. Used vehicles.* No unused automobiles or vehicles of any kind, except as hereinafter provided, shall be stored or parked on any residential street or lot, except in a garage or carport. "Unused vehicle" shall be defined as any vehicle which has not been operated for a period of one month or longer.
15. *Article C, paragraph 15. Weeds and Trash.* The owner of each lot or tract shall keep the same clean and free of trash and such weeds will be in keeping with the other property and the community at any particular time.
16. *Article C, paragraph Sewerage.* No building or structure shall be occupied as a residence unless all plumbing fixtures, dishwashers and toilets are connected to an adequate disposal system.

There is one reference in the POA Bylaws we mentioned at the annual meeting that is noted here for your reference.


Article XII, paragraph 12.01 Proof of Ownership. Any person, on becoming an owner of a lot, shall furnish to the Board of Directors a true and correct copy of the original or a certified copy of the recorded instrument vesting that person with an interest or ownership in the lot, which shall remain in the files of the Association. A member shall not be deemed to be in Good Standing nor shall he be entitled to vote at any annual or special meetings of members unless this requirement is first met.

The POA Board, especially your Secretary/Treasurer, has worked tirelessly bringing our POA up to legal standards and operating as a business. It hasn't been an easy task!! Now we sincerely hope all members work with us in upholding the Covenants and Bylaws of our POA. In doing so we should have a beautiful neighborhood, one that good people will flock towards.

Sincerely,

ELLEN MORTON
PRESIDENT

CONNIE TILGER
VICE PRESIDENT


VIRGINIA PAYNE
SECRETARY/TREASURER

