



WCHOA ~ Willow Creek Homeowners Association, Inc.

"Deed Restricted Single-Family Neighborhood"

www.wchoatx.com

May 11, 2015

Dear Willow Creek Section 1 Property Owner:

In September of 2014, as residents of Willow Creek Section 1, you received documentation from the WCHOA Board explaining that due to an omission in the original recorded deed restrictions, the WCHOA did not have legal authority over restriction violations and they would not allow Section 1 representation of Willow Creek HOA.

Many of your neighbors teamed up, going door-to-door with a legal petition and were able to garner the required signatures of two-thirds (46 of 67) of the lot owners for Willow Creek Estates Section 1. The two-thirds were required to amend your deed restrictions, and this documentation provided for the revision of the Section 1 Deed Restrictions to become valid which includes a Declaration of Covenants, matching those of Section 2 of Willow Creek Estates.

The petition was submitted to the Board of WCHOA and by unanimous vote of the officers, was signed on April 7, 2015 by WCHOA President Jeff Jewett, and recorded at the Hays County Clerk's Office on April 20, 2015. Additionally, a copy of the recorded document is posted on the WCHOA website. Please maintain the attached legal paperwork for your future reference.

Please note that these restrictions apply to all property owners regardless of whether or not they actually signed the petition. In efforts to maintain our property values and insure the harmony we cherish throughout Willow Creek, it is imperative we consider our neighbors in our actions. It is prudent to point out that numerous concerns have been raised in reference to deed restriction violations; therefore, please be advised the new restrictions state:

"Any violation of these restrictive covenants, except for Item 1, that are in place prior to March 1, 2015 is granted 'Grandfather Rights'."

Welcome back to full membership status in the Willow Creek Homeowners Association, Inc.

Sincerely,



Jeffrey V. Jewett, WCHOA President

For the WCHOA Board:

Jeff Jewett, President
Marianne Moore, Director
Gordon Love, Director
Melissa Jewett, Director
Debbie Harvey, Vice President
Becky Dobbins, Secretary
Carol Short, Treasurer

Attachment: 2015 Willow Creek Section 1 Revised Restrictions & Covenants