

SHOA CC&R Revision Final Board Changes

These are the changes to the “clean” version of the CC&R Revision voted on the by the SHOA Board at it’s meeting on June 2, 2024.

1. Page 2, 3rd Whereas - change “vote of sixty-seven percent (67%) of the total votes” to “vote of sixty percent (60%) of the total votes”
2. Page 2; 4th Whereas - change “Whereas, sixty-seven percent (67%) of the total votes” to “Whereas, sixty percent (60%) of the total votes”
3. Page 2; Article I (a) - add “SHOA” so, first line to read “Association” and “SHOA” shall mean
4. Page 3; Article I (c) - line 6 “Properties as reflect” should be “Properties as reflected”
5. Page 3, Article I (c) - line 11 after “perimeter street” reinstate the words “on the West and South” to read “perimeter street on the West and South.”
6. The board wants to add a paragraph to the CC&R’s giving it the specific authority to fine a homeowner as required by House Bill 614. Should this paragraph be in Article I or in Article VI and how should it read?
7. Page 4, Article II, Section 2 (d) - lines 8 & 9 change “affirmative vote of sixty-seven percent (67%)” to “affirmative vote of sixty percent (60%)”
8. Page 5, Article III, Section 3 (b), - 1st paragraph, 2nd line “of each voting class” should be removed as there is now only one voting class.
9. Page 8, Article V, Section 7(b) add “or emailed”, so changed to read “Written notice of the assessment shall thereupon be delivered, mailed, or emailed to every owner subject thereto.”
10. Page 12, There are two Article VIII’s. At the top of page 12 Article VIII, Insurance Repair and Restoration should read Article VII, Insurance Repair and Restoration
11. Page 13, Article IX, Section 1, line 6, delete the sentence that says “This covenant shall be construed as prohibiting the engaging in or practice of any commerce, industry, trade or profession within the Properties.”
12. Page 16, Article IX, Section 7, 2nd paragraph, delete “truck”, Change to read “Any bus, boat, trailer, boat trailer, mobile home, camper, or any vehicle other than a family vehicle or pick-up truck shall if brought within the Properties, be stored, placed, or parked within the garage of the appropriate Lot Owner unless otherwise directed by the Architectural Control Committee.”

13. Page 16, Article IX, Section 8, 2nd paragraph, change paragraph to read:
“A homeowner shall (i) control weeds, grass, and/or other unsightly growth; (ii) remove trash, rubble, building and construction debris; or (iii) exercise reasonable care or conduct to prevent or remedy an unclean, untidy, or unsightly condition. If after ten (10) days prior written notice an Owner shall fail to correct such condition the Association shall have the authority to fine such Owner.
14. Page 17, Article IX, Section 9, add to the end of the last sentence after the word purposes, “and provided they pose no threat to the health, safety, or tranquility of the Lot Owners or residents.”
15. Page 17, Article IX, Section 10 change the 1st sentence from “Sprinkler Systems & Landscaping” to read “Landscaping and Irrigation Systems”. Delete the rest of the paragraph and add ““Each lot on which a residential dwelling is constructed shall preserve and maintain all of the lawn and landscaping in a healthy and attractive condition. All lawn, irrigation systems and landscaping must comply with Colleyville City Code. For new construction, landscaping of the lot shall be completed within 120 days after the date which the main structure is complete.”
16. Page 19, Article XII, Sections 1 & 2. Change “sixty-seven percent (67%)” to “sixty percent (60%)” wherever it is written.

Steven Fryer
Vice President SHOA