

Survey results are reported anonymously but to ensure that we are only receiving one vote per household you must provide your address for it to be counted towards results.

Address: _____

Please mail your survey results to :

GO-Reform, PO Box 10273 Houston, TX 77026

or you can email them to mhouston@wundernet.com

Survey

1. As a Garden Oaks homeowner do you wish to create a newly formed HOA to enforce deed restrictions?

a) Yes

b) No

Background:

After recent litigation was finalized in March, 2018, GOMO was found to have been improperly formed back in 2002. Therefore, Question #1 asks if you, as a homeowner in Garden Oaks, would like to create another HOA to enforce the deed restrictions and replace GOMO. As you consider your response to this question, please keep in mind that the deed restrictions in each section of Garden Oaks are still in effect regardless of whether a new HOA is formed and can be enforced by GOMO as long as it has financial capability to do so. Without a replacement HOA that has sufficient funding to enforce deed restrictions, enforcement in the future can still be performed by individual homeowner action or the City of Houston.

2. Should the HOA be under the scope of a Civic Club as an architectural, deed restriction enforcement committee or as a separate, stand-alone entity?

a) Yes, create a single entity that combines the functions of a deed restriction enforcement entity and civic club.

b) No, create a stand-alone HOA to enforce deed restrictions and leave the Civic Club to function in its current capacity.

Background:

Placing deed restriction enforcement in the hands of a single entity allows for the individuals elected to that entity to focus solely on deed restriction enforcement and develop better expertise in order to do so. However, it should be pointed out that Garden Oaks is one of only a few neighborhoods in the Houston area that has two elected entities, one just to enforce deed restrictions (e.g. GOMO), and one for all other functions (e.g. Civic Club). In other neighborhoods, deed restriction enforcement is typically administered by a committee of a single home owner's association.

3. Do you believe that the deed restrictions for your section are outdated or need to be modified?

a) YES

b) NO

Background:

Please consider referring to your deed restrictions for your section on the www.GardenOaks.org website.

4a. If yes to question 3, what sections of the deed restrictions do you believe are outdated or need to be modified? (Circle all that apply)

- | | |
|------------------------------------|-------------------------------|
| Enforcement Organization Structure | Number of Board positions |
| Frequency of transfer fee | Amount of Transfer fee |
| Building lines | Acceptable Dwelling Types |
| Height of Dwellings | Garage apartment restrictions |
| Garage Size | Paint Colors |
| Other | |

4b. If you circled any of the above please provide your commentary below:

Comments:

Background:

Again, please consider referring to your deed restrictions for your section on the www.GardenOaks.org website.

5. Should a new HOA have a mandatory funding mechanism or should it be voluntary?

a) Mandatory one-time fee paid at sale of a property

b) Annual Fee

Background:

Currently there is a mandatory one-time assessment at the time of sale of a property (typically from future homeowners) which funds GOMO. From a process standpoint, collection is easy as the funds

come directly from the title company. It should be acknowledged that it is always easier to "tax" a future group such as future homeowners rather than the current group of homeowners, many of whom have already paid a transfer fee to GOMO. Annual dues from current homeowners allows the entire neighborhood to participate equally, but there will be process issues regarding receipt of payment from everyone, every year. And of course, this system there is no way to force or mandate payment. That in itself may be a benefit to those opposed to a mandated system that allows a lien to be placed on a property to ensure payment. Historically the system of voluntary dues for the Garden Oaks Civic Club has resulted in low participation across the neighborhood. Unless this percentage of voluntary participation changes, this could restrict future funding for the new HOA and limit its ability to fulfill its mission.

6. What is the scope of services that the mandatory or voluntary funding mechanism should support as part of a future HOA?

a) Only deed restriction enforcement

b) Deed restriction enforcement plus other services currently supported by fundraisers or the civic club, such as security, neighborhood beautification, holiday events, etc.

Background:

Voting on this question will largely depend on whether or not you vote for the new HOA to be combined with the Civic Club. In the event the two organizations are enjoined, you may want the fee to cover other services such as security, beautification, etc. which would necessarily entail a higher fee. If extra services continue to be provided separately by the civic club and fundraisers, as they currently are, then the funds needed for an HOA solely dedicated to deed restriction enforcement can be smaller.

7. What should happen to any remaining funds from GOMO after their bankruptcy is finalized and all approved claims have been paid? (Circle all that apply)

a) Remain with GOMO

b) Transfer to the Re-formation effort for a new neighborhood HOA

c) Transfer to the Garden Oaks Civic Club

Background:

Keeping funds with GOMO allows them to use the remaining funds to enforce deed restrictions until they are depleted. Any new reformation effort will have fees for HOA attorneys to draft new deed restrictions and create the new HOA, fees to organize a subsequent vote, and initial funding for operations. The Civic Club is our other democratically elected representative organization, organizing a variety of services/functions for the neighborhood. The monies could be used by the Civic Club to support their mission.

Thank you for taking the time to fill out the survey, your residence will be entered in the raffle.