

Garden Oaks Townhalls, Dec 3 and 5

Status Update

More expansive plan but definitive resolution

Bankruptcy plan due Dec 14

Next court hearing Dec 20

Garden Oaks Homeowners Association

HOA formation issues resolved

Mandatory annual fee

24/7 security patrol (goal)

Funded beautification services

Outsource DR enforcement

Updated Deed Restrictions per 2019 standards

Amendment process (ensure mandatory fees,
deed restrictions remain relevant)

Merge with Civic Club

Waiver-granting authority

New HOA attorney

Objectives for today

- Introduce Sipra Boyd, HOA attorney
- Discuss draft of Section 5 Deed Restriction docs
- Discuss mandatory fee value
- Neighborhood feedback

Proposed new deed restrictions

How were the drafts of the Garden Oaks Deed Restrictions created?

Drafts of DRs posted at gardenoaks.org

Working on 3rd revision; “bugs” are expected and still present

YOUR JOB: FIND THE “BUGS!”

Email: drs@gardenoaks.org

All 5 Sections' DRs are VERY Similar

Garden Oaks Deed Restrictions Sections 1, 2, 3, 5				
Architectural Restrictions	Section 1	Section 2	Section 3	Section 5
Minimum Width of Front Property Line	75 ft	75 ft	75 ft	-
Minimum Width of Front Build Line	-	-	-	60 ft
Number of Families per lot	2	2	1	1
Style of Residence	Sgl or Duplex	Sgl or Duplex	Sgl Family	Sgl Family
Height of Residence	-	-	no more than 2-stories in height	no more than 2-stories in height
Garages	-	-	1 or 2 car	1 or 2 car
No structure can be moved onto lot	-	-	Applies	Applies
No outbuilding can be used as residence	-	-	Applies	Applies
No temporary structures	-	-	Except during bldg	Except during bldg
No Garage Apartment for Rent	-	Applies	Applies	Applies

All 5 Sections' DRs are VERY Similar

Front Setback in general*	50 ft	50 or 75 ft	50 or 75 ft	40 ft
Side Setbacks in general*	15 ft	15 ft	15 ft	10 ft
Rear Setbacks in general*	easement	easement	easement	easement
HOA decides Setbacks for Short, Irregular, Unusual, or Unusual in size Lots	Short, Irregular, Unusual	Irregular, Unusual	Irregular, Unusual	Irregular, Unusual, Unusual in size
Detached Outbuilding Setback in general*	100 ft from front, 10 ft from side	100 ft from front, 10 ft from side	100 ft from front, 10 ft from side	100 ft from front, 5 ft from side
Outbuilding Style	Can't exceed height or # stories of residence	Can't exceed height or # stories of residence	Can't exceed height of residence	Can't exceed height of residence
Lot clearing & Bldg material removal	-	-	Applies	Applies

* Some lots have other specified setback restrictions

Proposed new deed restrictions

In general, maintain existing restrictions

Add Statement of Intention: Shared values,

Park-like setting language

Remove # of garage limits for all sections

Remove racial language

All existing DR violations grandfathered

Proposed new deed restrictions

Replace transfer fee w/ annual mandatory fee

Create easier amendment process

Create limited and structured process to allow
for waivers to DRs (odd-shaped lots)

Replace 2 stories in height restriction as 42 ft

Clarify business restrictions

Proposed new deed restrictions

Allow garage apartment rentals >30 days

Disallow garage apartment rentals <30 days (Airbnb)

Create minimum lot size

Remove reference to Garden Oaks Corp.

Clarify Definitions (Outbuildings, etc.)



Sipra Boyd, HOA attorney

Proposed Annual Fee of \$600 (\$50/month)

- Assumes 70% on-time payment
- Pays for 4 Constable patrols
24/7 Coverage
- Outsources DR enforcement
and fee collection
- Does not include income from
Wine Walk, Home Tour,
or Section 4 contributions

		Sources	
		Current	Proposed
GOMO	Xfr Fee	\$231,000.00	\$0.00
	Annual Fee		\$480,060.00
GOCC	Constable	\$80,000.00	\$0.00
	Wine Walk	\$36,000.00	\$0.00
	Gazette	\$28,000.00	\$28,000.00
	Home Tour	\$15,000.00	\$0.00
	Dues	\$10,000.00	\$0.00
Total		\$400,000.00	\$508,060.00
		Uses	
		Current	Proposed
GOMO	Office Rent	(\$11,400.00)	(\$12,000.00)
	Office Mgr	(\$12,000.00)	(\$12,000.00)
	Mgmt Co		(\$65,000.00)
	DR Enforcement	(\$50,000.00)	
GOCC	Constable	(\$150,000.00)	(\$320,000.00)
	Beautification	(\$30,000.00)	(\$30,000.00)
	Gazette	(\$28,000.00)	(\$28,000.00)
	Other	(\$10,000.00)	(\$10,000.00)
	Total	(\$291,400.00)	(\$477,000.00)
Net		\$108,600.00	\$31,060.00

Annual Fee \$410 (\$34/month)

- Assumes 80% on-time payment
- Pays for 3 Constable patrols
24/5 days Coverage**
- Outsources DR enforcement and fee collection
- Does not include income from Wine Walk, Home Tour, or Section 4 contributions

		Sources	
		Current	
GOMO	Xfr Fee	\$231,000.00	\$0.00
	Annual Fee		\$374,904.00
GOCC	Constable	\$80,000.00	\$0.00
	Wine Walk	\$36,000.00	\$0.00
	Gazette	\$28,000.00	\$28,000.00
	Home Tour	\$15,000.00	\$0.00
	Dues	\$10,000.00	\$0.00
Total		\$400,000.00	\$402,904.00
		Uses	
		Current	Proposed
GOMO	Office Rent	(\$11,400.00)	(\$12,000.00)
	Office Mgr	(\$12,000.00)	(\$12,000.00)
	Mgmt Co		(\$65,000.00)
	DR Enforcement	(\$50,000.00)	
GOCC	Constable	(\$150,000.00)	(\$240,000.00)
	Beautification	(\$30,000.00)	(\$30,000.00)
	Gazette	(\$28,000.00)	(\$28,000.00)
	Other	(\$10,000.00)	(\$10,000.00)
Total		(\$291,400.00)	(\$397,000.00)
		\$108,600.00	\$5,904.00
		Participation	80%
		Monthly	\$ 34.17
		Annual	\$ 410.00

Annual Fee \$320 (\$27/month)

- Assumes 80% on-time payment
- Pays for 2 Constable patrols
- Outsources DR enforcement and fee collection
- Does not include income from Wine Walk, Home Tour, or Section 4 contributions

Sources			
Current			
GOMO	Xfr Fee	\$231,000.00	\$0.00
	Annual Fee		\$292,608.00
GOCC	Constable	\$80,000.00	\$0.00
	Wine Walk	\$36,000.00	\$0.00
	Gazette	\$28,000.00	\$28,000.00
	Home Tour	\$15,000.00	\$0.00
	Dues	\$10,000.00	\$0.00
Total		\$400,000.00	\$320,608.00
Uses			
		Current	Proposed
GOMO	Office Rent	(\$11,400.00)	(\$12,000.00)
	Office Mgr	(\$12,000.00)	(\$12,000.00)
	Mgmt Co		(\$65,000.00)
	DR Enforcement	(\$50,000.00)	
GOCC	Constable	(\$150,000.00)	(\$160,000.00)
	Beautification	(\$30,000.00)	(\$30,000.00)
	Gazette	(\$28,000.00)	(\$28,000.00)
	Other	(\$10,000.00)	(\$10,000.00)
	Total	(\$291,400.00)	(\$317,000.00)
		\$108,600.00	\$3,608.00
		Participation	80%
		Monthly	\$ 26.67
		Annual	\$ 320.00

A decorative graphic on the left side of the slide. It features a solid blue arrow pointing to the right, positioned at the top. Below the arrow, several thin, light blue curved lines sweep upwards and to the right, creating a sense of movement and flow.

Neighborhood Feedback