

Vintage Shores POA

Meeting 09/14/2025

Ballot

There is one proposed change to the Vintage Shores Property Owners Association Bylaws.

In order for a change to the Bylaws to pass, it is required that two thirds of the property owners must vote in favor of the change. That means there must be 37 yes votes from the lot owners. Each lot has one vote. Those owning more than one lot will have one vote for each lot they own.

Lot # \_\_\_\_\_

Name of person voting: \_\_\_\_\_

Signature of person voting: \_\_\_\_\_

- A yes vote means you agree to the proposed changes.
- A no vote means you want the restrictions to remain as they are currently worded.

1. The way the Bylaws read is that each lot gets one vote. This includes lots that the owners are not required to pay assessments for. The intent of this proposed change is to allow one vote for each lot you actually pay annual dues for.

**Current Restriction Wording:**

Declaration of Covenants, Conditions and Restrictions for Vintage Shores

**Section III**

**Use Restrictions**

3.01 Single Family Residential Construction Only. No building shall be erected, altered, placed or permitted to remain on any Tract other than dwellings to be used for residential purposes and Barndominiums shall be allowed only on tracts that are 3.00 acres and larger and will be considered the main dwelling, and such Barndominium shall require a 3-foot masonry wainscoat on the front of the structure. All Tracts must comply with the rules, regulations and ordinances imposed by the Sabine River Authority as well as the Ordinance imposed by the City of East Tawakoni regarding construction. All single story dwellings (including Barndominiums) on tracts must have at least Twelve Hundred, (1,200) square feet of heated and cooled living area, excluding porches. Two (2) story dwellings (not including Barndominiums) must have a minimum of Eighteen hundred, (1,800) square feet of heated and cooled living area, excluding porches. Two (2) Story dwellings (not Including Barndominiums) must contain at least Twelve square feet on the ground floor and all dwellings must have at least one (1) car garage and no more than five (5) car garage, which may be detached. Carports shall be allowed with a minimum of three feet (3') side screening measured from the foundations except for the access side. The term "dwelling does not include mobile homes, and said mobile homes, manufactured homes and prefabricated homes are not permitted within the subdivision. All primary and secondary dwellings must be site constructed, built with new construction materials and use exterior materials that are approved by the Architectural Control Committee (the "ACC"). Aluminum, metal, steel, asbestos, and/or plywood siding shall not be allowed. Vinyl siding will be allowed on the soffits only. All primary and secondary dwellings are required to have a concrete rebar foundation, a pier foundation or a combination of a concrete slab and pier foundation that is engineered and sealed by a Professional Engineer ("P.E.") licensed in the State of Texas.

**Proposed Restriction Wording Change:**

Declaration of Covenants, Conditions and Restrictions for Vintage Shores

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Yes \_\_\_\_\_

No \_\_\_\_\_