

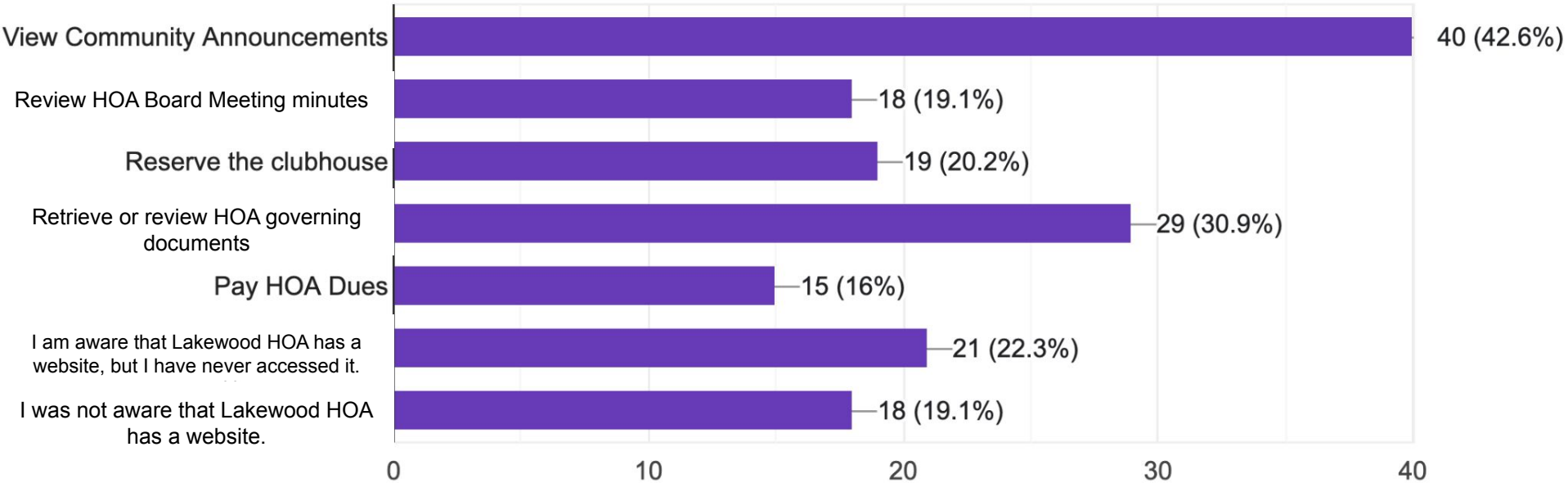
Homeowner Responses to the Lakewood CCR Review Committee January, 2025 Survey

- 94 Homeowner Responses as of 01/28/2025
- Approximately 21% Response Rate
- Survey response presentation to be provided as link on Lakewood HOA website and emailed to participants

Which of the following best describes your experience with the Lakewood HOA website?

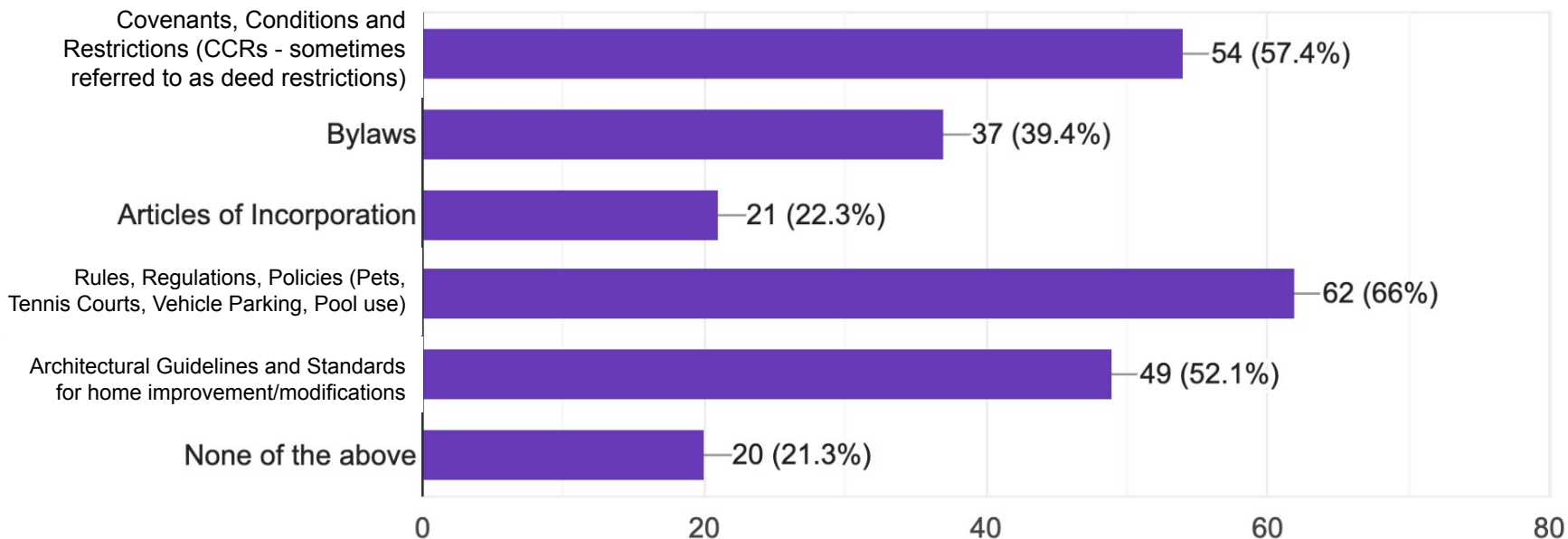
(<https://lakewoodhoa.com/>)

94 responses



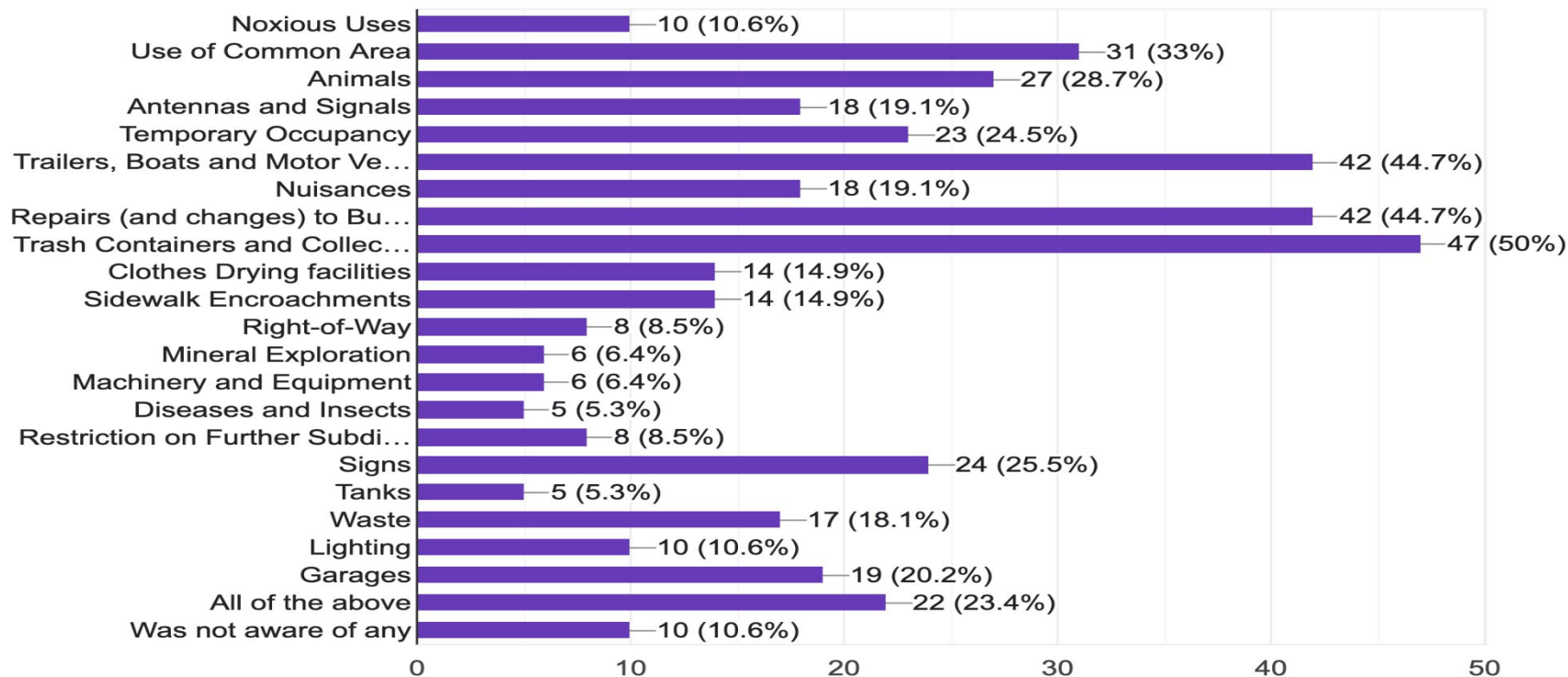
Which of the following HOA Governing Documents have you ever reviewed or read?

94 responses



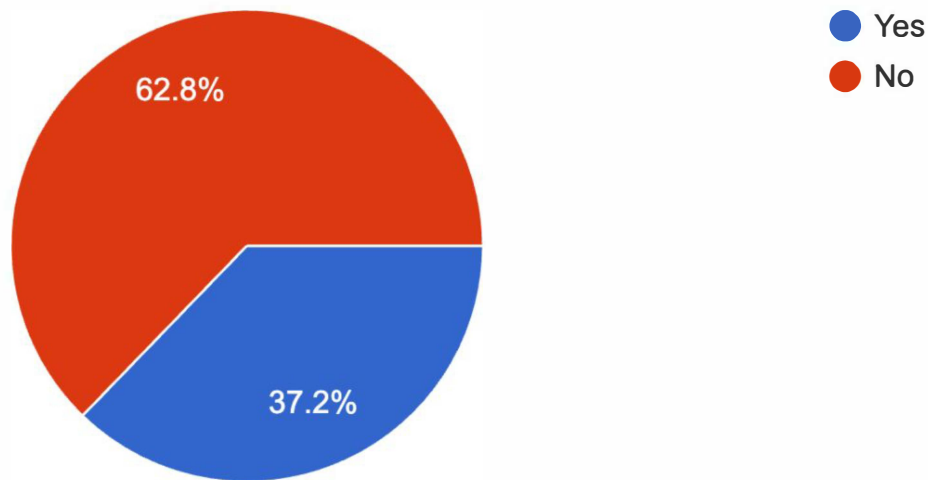
Which of the following Lakewood CCR items (also known as deed restrictions) were you aware existed?

94 responses



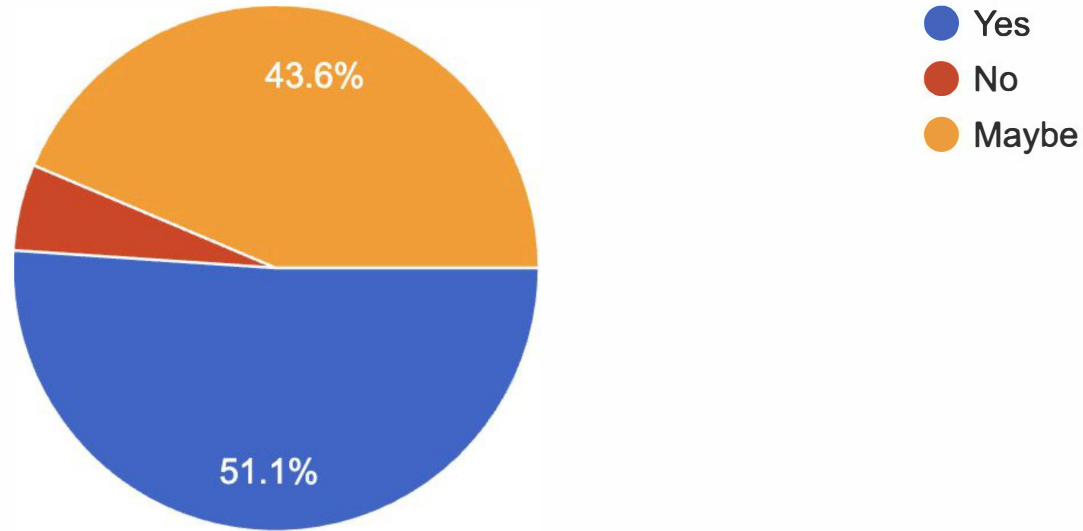
Section 209 of the Texas Property Code was established by the state in 2015 and is a law designed to ensure homeowner protections and HOA transparency. Were you aware that this practice is in place to ensure homeowner rights are protected with consistent and fair enforcement of the CCRs?

94 responses



The Lakewood CCRs were established during incorporation of the neighborhood during 1979. Would you like to see the CCRs updated to better reflect the changing needs and practices during the past 40+ years?

94 responses

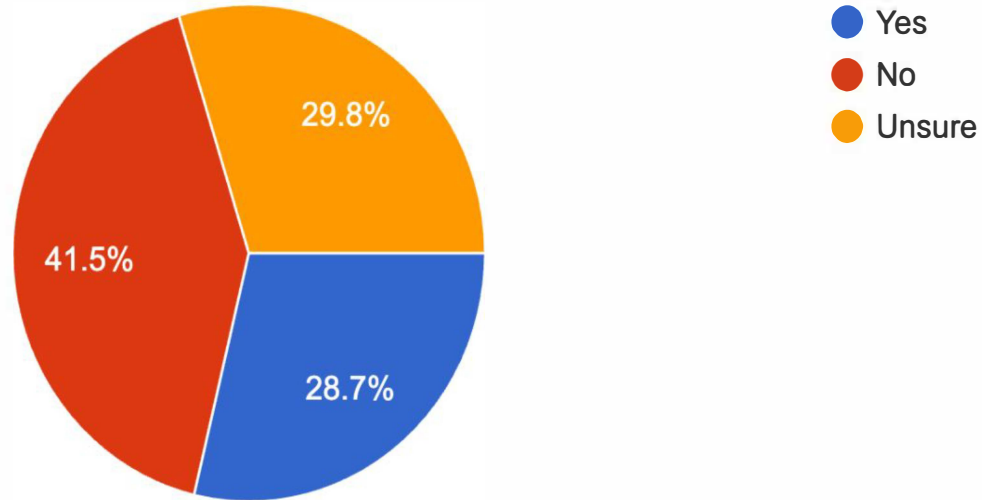


What specific restrictions would you like to see revisited (i.e., updated, modified or eliminated) in the CCRs? (optional)

- We had 38 write in responses to this open ended question with a wide range of comments.
- Write in comments related to policy enforcement and policy updates included::
 - The need for enforcement of some of the existing restrictions such as:
storing trash bins out of sight, addressing long term parking violations on streets and cul-de-sacs, basketball goals in the street, deferred house and yard maintenance; deferred fence repair and replacement; pet waste violations
 - The need to clean up and consolidate deed restriction documents into a more easily referenceable, single source instead of having to comb through amended bylaw and sometimes contradictory addendums generated over the past 40 years.
- Write in comments expressing the need for change/updates/elimination of other restrictions that were considered undesirable or obsolete

Have you had an experience where you felt that the CCR Policies were not consistently enforced?   

94 responses

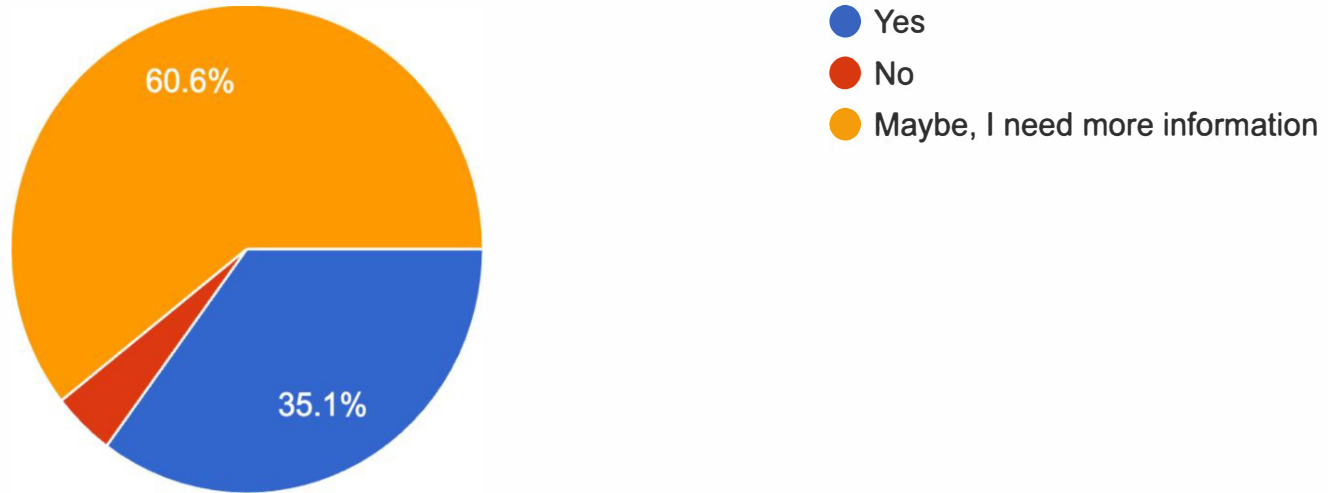


Inconsistency of enforcement comments:

- Many related to non-enforcement of trash can storage policy
- Many related to lack of enforcement of street and cul-de-sac parking violations (junk/inoperative cars, campers)
- Mentions of extensive deferred maintenance on some homes
- Architectural guidelines need updated and modernized and properly and consistently enforced
- Unsure of reporting process and protocol for addressing violations
- Enforcement seems to have stopped since pre-Covid
- Seeming inability to have some violations remedied even after multiple contacts made to violator. Lack of closure.
- Inconsistency and ambiguity on fencing violation enforcments (directions of pickets)

The current Lakewood process to address habitual and flagrant violations of the CCR deed restrictions involves many steps designed to aid in curing the violation. Ultimately, if these steps do not result in a resolution, the last resort is to file a lawsuit. Would you be receptive to alternative enforcement procedures as an additional step that are less expensive and more efficient?

94 responses



Many HOAs have adopted a Fine policy for deed restriction violations. These policies are strictly regulated by Section 209 of the Texas Property Code. If you have concerns or object to Lakewood adopting a fine policy, what best identifies your concerns or objection?

Count: **Concern:**

42 (44.7%) - I do not object to a fine policy, if properly implemented.

17 (18.1%) - I'm concerned it may be used as a revenue generator.

41 (43.6%) - I'm concerned that future Boards would become over zealous in issuing fines.

27 (28.7%) - I'm concerned that a rogue property owner would mis-use the process.

14 (14.9%) - I disagree with some of the deed restrictions and don't want to see them enforced.

33 (35.1%) - I fear a tit-for-tat atmosphere emerging between neighbors.

26 (26.7%) - I believe the current process for enforcement is adequate and habitual and flagrant violators should be sued, as a last resort.

Write In Concern (1 of each):

It would require new procedures and must become part of any new documents and filings.

I think it would be hard to enforce.

I support fines as a method of enforcement

I believe the current process for enforcement is inadequate and habitual and flagrant violators should be fined.

A warning should be delivered at each occurrence prior to a request for payment.

The current process is fine but enforcement needs to be improved.

Next Steps and Action Items

- Prepare specific PSA-style communication/information outreaches targeting widest areas of violation concerns:
 - Trash cans
 - Parking restrictions
 - Deferred Home and Yard Maintenance
- Update, consolidate and clean up the deed restriction documents to make it easier for the homeowners to understand their obligations and requirements.
- Produce an easy to understand Compliance and Enforcement Policy that communicates the consistent steps followed in every enforcement process.