

**Summary of Goldenwood ‘Land Use and Architectural Restrictions’
Article Seven of the “Supplemental Declaration of Covenants,
Conditions and Restrictions” available at
<http://goldenwood.org/covenants/>**

Goldenwood has restrictive covenants that specify how lots may be used and what may be built. These restrictions are detailed in the “Supplemental Declaration of Covenants, Conditions and Restrictions” (CCRs) and are available at Goldenwood.org and on file with Hays County. Article Six of the CCRs outlines with administrative procedures and Article Seven specifies the restrictions. The CCRs are intended “to provide for development of the highest quality to enhance the value of the investment made by Owners in purchasing Lots in the Subdivision”. The purchase of a Lot within Goldenwood binds the Owner to compliance with the CCRs. All Owners or prospective Owners are encouraged to read the CCRs and to contact the APC or Goldenwood manager with questions (gwpoa.apc@gmail.com).

In the most general terms if you plan to make any changes to your land, build anything or modify the exterior of any existing structure you need APC approval prior to beginning work. The APC is composed of Owners who are volunteers and are generally familiar with the construction process and common pitfalls to avoid. The APC serves at the pleasure of the Board of Trustees and has significant legal discretion over what is approved and strives to be fair and reasonable. If an Owner is not pleased with how the APC is enforcing the CCRs they may file suit against a neighbor to force compliance with the CCRs through a court of law.

Below is a table that summarizes several pages of restrictions in the CCRs. If you want all the details behind the table please refer to the source documents at <http://goldenwood.org/covenants/>.

THINGS Prohibited on a Lot:

- Structures built or placed without Architectural Committee Approval, improvements or appurtenances;	- boats;	- trailers;
- semi-trailers;	- campers;	- motor homes;
- trucks larger than ¾-ton;	- toxic substances;	- houses less than 1,200 square feet;

BEHAVIOR Prohibited on a Lot:

- creating nuisance or annoyance as determined by APC	- displaying or discharging fire arms, fireworks or explosives;	- hunting;
- failure to maintain a Lot in a neat and orderly manner	- building within lot setbacks;	- subdividing a lot to less than 2-acres;
- camping for more than 1-week;	- dumping or burying garbage;	- Surface mining;
- cutting a tree greater than 5-inches in diameter without approval;	- working on a vehicle within view of a neighbor or the street;	- obstructing or re-routing streams or drainages;
- Exporting groundwater		

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from your lot;		
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The APCs ‘Pets and Livestock’ Restrictions

“5. PETS AND LIVESTOCK. No pets, animals, livestock or poultry of any kind shall be raised, bred or kept on any Lot, except that:

- (a) Domestic pets may be kept confined at all times inside any residence on a Lot; and*
- (b) No more than one dog, horse, pony, dairy cow, goat or sheep may be kept for the first full two (2) acres and for each additional full three (3) acres per Lot, if fenced in a manner and location acceptable to the Committee, if never allowed to run at large within the Subdivision and if kept for non-commercial purposes. No animal(s) may be kept which, in the sole discretion of the Committee, shall create any noise or odor nuisance or shall endanger the landscape or ecology by overgrazing.”*

The APC has used its discretion to interpret “5. Pets and Livestock” restrictions relative to ‘dogs’ in the following manner. Historically there has been no enforcement against Lot Owners that keep more than one dog on the first 2-acres as long as the other CCRs are met (eg confined within APC approved fence when outside or walked on leash; not a noise, odor or otherwise nuisance; not kept for commercial purposes; etc.).

Number of Outside Animals Allowed To Be Kept On Lots By Acreage

Lot Acreage	2 – 4.99- acres	5-7.99- acres	Each additional 3-acres greater than 8-acres.
Number of Animals Allowed To Be Kept Outside House	1	+1	+1
Types of Full-Time Outside Animals	Dog, horse, pony cow, llama, goat etc.		
Keeping an animal ‘outside a house’ includes inside a pen full time or inside a barn.			
Example Number of Outside Animals Allowed based on acreage			
2 acres = 1 outside animal	7.99 acres = 2 outside animals		
4 acres = 1 outside animal	8 acres = 3 outside animals		
4.99 acres = 1 outside animal	10.99 acres = 3 outside animals		
5 acres = 2 outside animals	11 acres = 4 outside animals		

The APC has NOT historically gone onto Owners property looking for violations of the CCRs but tends to become involved when neighbors’ complain about a situation or responds to a possible violation that is obvious from the public roads. Most violations in Goldenwood are related to ‘nuisance animals, placement and construction of storage buildings, trailers and camper/motorhome visible from the streets or neighbors’.

Please learn what the CCRs expect of each of Owner and contact the APC or Board of Trustees with questions (gwpoa.apc@gmail.com). The APC has significant legal discretion in determining what satisfies the CCRs.