

Monday, March 16, 2026



CW Covington West Homeowners Association

Special Meeting Minutes / Proposed Deed Restrictions

INFORMATIONAL meeting for homeowners who may have questions about the “Proposed Deed Restrictions” and to provide a Notary for homeowners who want to sign their Consent Form.

- Notary set up to sign Consent Forms.
- Meeting called to order by HOA President Barry Young at 7PM. He introduced ACC Chair Linda Murdock, one of the three members on the Governing Documents Committee, to present and highlight the SUMMARY on the Proposed Deed Restrictions.
- **Highlights Presented.**
 - *Single Family Residential Purposes* clarified. No multi-family properties or living in an Accessory Building in the backyard or garage apartments.
 - *Short Term Leases (Air BNBs) / Transient or Short Hotel Purposes* updated with City of Sugar Land language to prevent the problems that are occurring at other residential properties.
 - *Home Based Businesses* criteria updated to concur with City of Sugar Land policy. Difference between working from home on your computer (allowed) and running an auto repair business out of garage (not allowed). Cannot have employees, sign on the premise advertising business, cause noise, create parking or traffic congestion.
 - *Demolition & Rebuilding provisions* added for future buyers of some of the large size lots in our subdivision who may want to demolish and rebuild, which creates lots of construction noise & traffic.
 - *Electric Vehicle Charging Stations* added to improvements that are required to have plans and specifications submitted for ACC approval.

- *Recreational Vehicle (RV)*. Added language to clarify difference btwn prepping and cleaning up in a driveway and living in it for months at a time.
- *Political Signs* language updated to conform strictly to State Law. Per State Law, these signs are considered temporary & required to be ground mounted, not on houses or fences. There are specific time frames for posting these signs (displayed up to 90 days prior to election date and removed 10 days after election date) and only 1 sign per candidate or ballot item in yard at one time.
- *Accessory Buildings*. Includes sheds, gazebos, etc. Defines its use (not to be used as a residence) and max size (Structure Height 10 ft / Width 250 sq ft). Due to the large lots sizes that our subdivision has, there are some older oversized Accessory Buildings that were erected years ago (prior to 2015) and are not in compliance. These are grandfathered in only until they have to be replaced. Then the building will need to be in compliance and have ACC approval.
- Above is true for *Fences* as well. Some homeowners' taller fences are grandfathered in. If replaced will have to comply with the 6ft-6in fence height requirement. Example - a grandfathered (prior to 2015) over-height fence gate on Arcadia has a metal frame. The owners purchased the house with the gate as is. They recently updated the fence boards on it, but the metal gate frame is still grandfathered in.
- *Purchase of Multiple Lots*. Modified section regarding being able to purchase 1 and 1/2 lots to now stating a buyer can purchase 2 lots. No more 1/2 lot language.
- *Drainage & Pipeline Easements*. New section that states no homeowners' shrubbery, trees, landscaping, or other obstruction shall impede the drainage or maintenance of any dedicated easement. If it interferes with the operation of these areas, the obstructions will need to be removed.
- *Fining Policy*. If Deed Restrictions are approved, the board can adopt a fining policy per State Property Code. There is a specific process that has to be followed with formal written violation notices providing a reasonable time to cure the violation along with the option of a hearing. A fining policy

is for serious violations. Example: Properties in foreclosure or probate and end up being neglected & in severe disrepair.

- Q & A

- **Homeowner Comment on Exterior Finishes:** Commented that to update & encourage the younger generation to move into our subdivision, the HOA needs to consider allowing more modern exterior finishes on homes (composite cladding, stone/brick veneer, limewashing, masonry paint). Our deed restrictions still state that nothing can be done to the brick.

HOA Comment: For years, painting brick was always a negative because of the maintenance that is required to go along with it. There are 3 homes that are currently painted in the subdivision, 2 of which are grandfathered in due to their longevity. 1 house was painted by the flipper without our consent even though they were informed of the deed restrictions regarding renovations. With the paint and the other exterior finishes, that particular home is now one of the most expensive homes in our neighborhood at close to \$400,000 appraised value & is owned by a young couple. Don't have problem with painting or, based on circumstances, the use of modern cladding / facade, but it needs to be approved by the ACC.

HOA Question/Homeowner Response: Due to the interest in this question, the HOA asked the homeowners present whether they would like to allow painting of brick? *The overwhelming majority agreed to painting brick as long as there was ACC oversight and approval on color & use of masonry paint.*

Note - Deed Restrictions were modified to state, "... painting of brick prohibited without ACC approval."

- **Homeowner Question about Utility Flags.** Can the utility flags identifying electric, gas, water, cable from all the prior projects be removed?

HOA Answer: Yes, any utility flags used to mark areas during all the projects we have had in the subdivision (drainage, sewer, cable fiber) can be removed and disposed. Any work that requires utility markings now or in the future will automatically be completed again. No contractor will or should rely on existing flags that have been left in the ground.

- **Homeowner Question about Rental Property.** How many rental properties are in the subdivision and how many are absentee owners (not living in the local area)?

HOA Answer: Currently, there are 35 rental properties or 22% of the 156 properties in our neighborhood. See breakdown below:

31 Owners live in the surrounding area (Subdivision, SL, Richmond, Katy, Houston).

4 Owners live out of state.

5 Owners have their family members living in their rentals.

3 Owners live in the subdivision and also have rentals here.

5 Owners own multiple properties, anywhere from 2 to 6. All these multiple rental property owners live in the subdivision or in SL.

- **Closing Comments from HOA.** The HOA President thanked everyone for coming and showing interest in their community. Even though the HOA sincerely appreciates the homeowners that have attended, it is a disappointing situation there are only about 10% of the owners in our 156-home subdivision at this meeting. Unfortunately it is not any different at annual meetings.

NOTE - After asking homeowners by email & on FB what their preference would be for HOA meeting days and times and giving everyone over 2 weeks to respond, only 9 people replied and 1 person liked the subject on FB, but never gave an answer. Outcome - Mondays or Thursdays. Second choice Tuesdays. Overwhelmingly evenings.

- *Aging HOA Board and Committee Members and the future of the HOA* will be a subject for discussion in the near future with a focus on succession planning for the long term health of the community. Need new members to start assisting and learning the ins and outs of the HOA so the board positions can be passed on.
- Asked attending homeowners to *talk to their neighbors about the deed restrictions* - review the documents on the website, if agree, then sign and notarize the Consent Forms. Need 51% or 80 Consent Forms. Consent

Forms are considered a YES vote. Homeowners who do not complete a Consent Form are considered NO votes. If 51% is not achieved, the current deed restrictions will remain in place.

- Official Deadline for receipt of the Consent Forms is SEPTEMBER 1, 2026. Unofficially, the board's goal is JUNE 2026 because the documents need to be processed and filed at Fort Bend County.

Meeting adjourned by HOA President Young at 8:15PM.

These minutes approved by HOA Board of Directors.