

To: Weston Ridge HOA Homeowners

From: Board of Directors

Thank you for joining us for our first Community Townhall experience on March 16, 2023. Those of you who attended the Townhall posed several questions which the Board committed to answer in written format following the meeting. Following are the Board's responses to the questions asked during the Townhall. If there are additional questions or if you would like to discuss any of these items in greater detail, please email boardofdirectors@westonridgehoa.com.

GENERAL QUESTIONS

1. Are we going to be annexed into city limits any time soon?
Response: Weston Ridge is currently part of the City of McKinney Extra-Territorial Jurisdiction Zone (ETJ); however, information regarding the potential timeline for expansion of the City of McKinney is unknown at this time.
2. Why do we not have a community pool in Weston Ridge?
Response: The design of Weston Ridge was never inclusive of a community pool. With only 175 homes, the annual revenue generated by association fees (\$450 annually per home) does not support the cost to install or maintain a community pool nor is there a location within the community for a community pool to be installed.

VOTING & ELECTIONS

3. How are votes counted on elections?
Response: Electronically. In the event a home owner elects to send in a paper ballot, Essex enters that ballot into the electronic system. Votes are cross checked verifying one vote per home with two (2) Essex employees present and observing the checks and balances process to ensure only one vote has been counted per home.
4. Who is counted as a voter in elections?
Response: Each home receives one (1) vote casted electronically or via a ballot. Once a vote is casted no other votes for that address will be accepted

COMMUNITY-WIDE STANDARDS

5. Is there a list of Community-Wide Standards somewhere?
Response: There currently is not a written list of Community-Wide Standards. Article I (h) of the Covenants, Conditions and Restrictions (CC&Rs) for Weston Ridge addresses how Community-Wide Standards are established and enforced. The Board is currently working with Essex to identify a list of basic Community-Wide Standards that will enable us to officially adopt some written standards to provide greater clarity for all Weston Ridge residents.

TRASH CANS

6. Does the HOA Board have authority to vote on trash cans?
Response: Yes, the HOA Board has the authority to vote and file a resolution to the CC&Rs to specify how and where trash cans must be placed on non-trash days.
7. The HOA Board temporarily halted all fines and fees associated with trash cans being left on driveways in December 2022. Why did I still get a violation?

Response: Violations are still being issued for trash cans being left curbside according to Article 2, Section 2.5(n) as it poses a safety hazard.

8. Where are trash cans supposed to be stored on non-trash days according to current CC&Rs

Response: Trash cans are not to be stored in front of homes or on driveways on non-trash days according to Community-Wide Standard.

9. What are some suggestions for storing my trash cans out of sight on non-trash days?

Response: The Board is actively trying to identify a vendor who can provide a variety of affordable solutions for storing trash cans. We recognize the difficulty that is sloped side yards, space in garages, corner lots etc.. In the meantime, we would like to provide these possible solutions for your consideration:

- Place trash cans behind air conditioning units on the side of your home
- Place trash cans in back yards behind existing fence
- Place trash cans inside
- Construct or purchase a screen on the side of your home to shield the cans from public view. Note that this may require installation of a small concrete pad or pavers along with leveling in areas where sloped. Please note an ACC Request must be submitted prior to performing any exterior modifications to your property.

FIREWORKS

10. How are fireworks currently governed in Weston Ridge?

Response: Weston Ridge is part of the ETJ of the City of McKinney. According to the City of McKinney Fire Marshall, there are to be no fireworks of any kind discharged with the City of McKinney or the ETJ. This includes Weston Ridge.

11. If Weston Ridge is part of the ETJ and the Fire Marshall has indicated fireworks are not allowed why do we still have an unresolved issue regarding fireworks in Weston Ridge?

Response: The use of fireworks in the City of McKinney and the ETJ, which includes Weston Ridge, is under the jurisdiction of the City of McKinney Fire Marshall; however, law enforcement for Weston Ridge is handled by Collin County. Therefore, when fireworks are discharged in Weston Ridge and the Collin County Sheriff's office is called they do not have jurisdiction to enforce City of McKinney rules and regulations creating a gray area in terms of enforcement of existing laws.

12. Does the HOA Board have the authority to vote on fireworks?

Response: Yes, the HOA Board has the authority to vote and file an amendment or resolution to the CC&Rs to specify how fireworks are addressed in our community. According to Article VII, Section 7.1 the Board may, at its sole discretion, and without a vote, amend the CC&Rs to be in compliance with any statute, governmental rule, regulation or judicial determination.

POOLS

13. Are above-ground pools allowed in Weston Ridge?

Response: Currently, above-ground pools are not allowed according to the established Community-Wide Standards. Please take note that this is an unwritten standard.

14. Do I need to submit an ACC Request for a pool?

Response: Yes. According to Article III, Section 3.2, no pool is to be placed on a Lot without approval of the ACC Committee.

15. Does the HOA Board have the authority to vote in favor of above-ground pools?
Response: No, the HOA Board no longer has the authority to vote and thereby officially amend the CC&Rs to allow above-ground pools. Because there is established history of an application to install an above-ground pool that was denied by the ACC Committee and because an appeal was filed requesting a vote by the Board which again denied the application to install an above-ground pool, this decision must now go through a voting process requiring 51% to allow above-ground pools. The Board is working with Essex currently to move us toward a community-wide vote regarding above-ground pools being allowed in our community. Based on the results of the voting process, the Board will then move to amend the CC&Rs to either specifically allow or restrict above-ground pools in Weston Ridge.
16. Can the material used for above-ground pools be considered in the decision-making process to allow above-ground pools in the community?
Response: Referencing question 15 above, the Board will not consider allowing above-ground pools of any kind until the community has voted in favor of allowing above-ground pools. Should the community elect to allow above-ground pools the Board will explore a number of factors related to above-ground pools in an effort to best protect the interest of all members.
17. Are we allowed in-ground pools?
Response: Currently, in-ground pools are allowed only with the written approval of the ACC Committee

BASKETBALL HOOPS

18. Does the HOA Board have the authority to vote on basketball hoops?
Response: Yes, the HOA Board has the authority to vote and thereby officially amend the CC&Rs to specify how basketball hoops are stored when not in use.
19. Are permanent basketball goals allowed?
Response: No, permanent basketball goals of any kind are not allowed in the community. However, portable basketball goals are allowed, with restrictions.
20. What is the current rules regarding portable basketball goals and sporting equipment?
Response: Equipment may be on the driveway only when in use or located in the back of the home. Equipment may not be placed in the street or in the area between the sideway and street (curbside). Equipment must be stored out of public view when not in use and must be kept in good repair at all times. Tires, sand bags, rocks or other material is not to be used to weight down the base of equipment.

STREET PARKING

21. What is the current rule on blocking sidewalks with vehicles in driveways?
Response: Although our CC&Rs do not specifically address parking on sidewalks currently, Texas Transportation Code 545.302 (a) (2) prohibits the stopping, standing or parking of a vehicle on any sidewalk.
22. What is the current rule on parking a safe distance from a corner?
Response: Although our CC&Rs do not specifically address parking on corners, Texas Transportation Code 545.302 (b) (4) prohibits parking within 30 feet of a stop sign.

23. Can we paint red lines on the curbs to create no parking zones within the neighborhood, particularly 30 feet from the corners?

Response: The board is actively pursuing information regarding painting the curbs or installing signage limiting parking near intersection.

24. Where is additional parking available within our community?

Response: Additional parking is located in the following areas:

- Both sides of Steiger Trail, except where otherwise posted or marked
- East side of Continental Drive between New Holland Way and Massey Lane
- South side of Wagner Drive between Continental Drive and Paramount Drive
- West side of Wagner Drive from the cul-de-sac to Steiger Trail

25. There is a vehicle near my home that has not been moved for an extended period. What do I do?

Response: Visit westonridgehoa.com and click on Contact Us to contact the Weston Ridge HOA Management Team or you may call Essex directly at 972-428-2030 to report a possible violation.