

**Voting was completed by 100 Midway Ridge homes.**

**109 votes in favor of any item are required to change a CC&R item, therefore at this time, **Midway Ridge CC&Rs remain unchanged.****

1. PROPOSAL FOR ADDITION: VEHICLES ARE NOT TO PARK ON THE STREET(S) EXCEPT TEMPORARILY, NOT TO EXCEED 24 HOURS.  
AGREE/IN FAVOR **70**  
DISAGREE/OPPOSED **30**
2. PROPOSAL FOR ADDITION: INSTALLATION OF TEMPORARY HOLIDAY LIGHTING TO BEGIN NO SOONER THAN OCTOBER 1. HOLIDAY LIGHTS TO BE REMOVED NO LATER THAN 30 DAYS AFTER OBSERVED HOLIDAY.  
AGREE/IN FAVOR **56**  
DISAGREE/OPPOSED **43**
3. PROPOSAL FOR ADDITION: OPEN BURNING INSTANCES MUST COMPLY WITH ALL DENTON COUNTY REGULATIONS RELATED TO OBTAINING PERMIT PRIOR TO BURN. PRIOR TO PLANNED BURN, HOMEOWNER SHALL PROVIDE A COPY OF COUNTY PERMIT TO ACC FOR FIRE BURN AWARENESS.  
AGREE/IN FAVOR **61**  
DISAGREE/OPPOSED **39**
4. PROPOSAL FOR ADDITION: ONE PROPERLY STORED RECREATIONAL VEHICLE MAY BE OCCUPIED. COMMERCIAL OR TEMPORARY RENTALS ARE NOT ALLOWED.  
AGREE/IN FAVOR **60**  
DISAGREE/OPPOSED **40**
5. PROPOSAL TO REMOVE CURRENT CC&R RELATED TO INSTALLATION OF SIDEWALKS. REFERENCE BELOW.  
*When the Residence is constructed, the Lot must be improved with sidewalks connecting with the sidewalks on adjacent Lots.*  
AGREE/IN FAVOR **88**  
DISAGREE/OPPOSED **12**
6. PROPOSAL TO REMOVE CURRENT CC&R RESTRICTION RELATED TO ABOVE GROUND POOLS.  
**HIGHLIGHTED RESTRICTION REFERENCE BELOW.**

*The location and design of any proposed swimming pool, including fencing, pumps, backwash, and any other related paraphernalia must be approved in writing by the ACC. All swimming pools must be in the ground. Above ground pools are specifically prohibited. Swimming pools must be surrounded by wrought iron style fencing with a minimum height of four (4) feet in the event the backyard is not fenced. Yard or pool fencing must be installed when pool is completed and filled with water, with temporary safety fencing being used during construction.*

AGREE/IN FAVOR (TO REMOVE) **52**

DISAGREE/OPPOSED (TO REMOVE) **48**

**7. PROPOSAL TO CHANGE CURRENT CC&R RELATED TO STORAGE OF RECREATIONAL VEHICLE.**

**REFERENCE BELOW.**

***Current:*** *No boats, trailers, mobile home, camper, boat trailer or similar wheeled vehicles shall be stored {except temporarily, not to exceed 24 hours} nearer to the street than the front of the Residence situated thereon. No house trailer, mobile home, camper, boat trailer, or similar wheeled vehicle shall be stored or parked on any Lot except in a closed garage or within the fenced, wall or enclosed portion of such Lot and any such fence, wall or other enclosure shall be subject to approval by the ACC.*

***Proposed:*** *No boats, trailers, campers/RVs, boat trailers or similar wheeled vehicles shall be stored nearer to the street than the front of the residence situated thereon. Homeowner owned campers, boat trailers, or similar wheeled vehicles are allowed to be stored or parked on Lot in enclosed garage or within the fenced, wall or enclosed portion of such Lot and any such fence, wall or other enclosure shall be subject to approval by the ACC. Storage and parking independent of enclosed portion of Lot only allowable on an improved surface. Neither grass and or packed dirt is considered an improved surface.*

AGREE/IN FAVOR (TO CHANGE) **60**

DISAGREE/OPPOSED (TO CHANGE) **40**

**8. PROPOSAL TO REMOVE CURRENT CC&R RESTRICTION RELATED TO POULTRY.**

**HIGHLIGHTED RESTRICTION REFERENCE BELOW.**

***No animals, livestock, or poultry of any kind shall be raised, bred or kept on any Lot, except that dogs, cats or other household pets may be kept provided that they are not kept, bred or maintained for any commercial purpose. All pets must be contained within the specific property or on a leash and not permitted to roam freely within the confines of the Subdivision.***

AGREE/IN FAVOR (TO REMOVE) **41**

DISAGREE/OPPOSED (TO REMOVE) **59**

9. PROPOSAL TO CHANGE CURRENT CC&R RELATED TO THE BERM.  
REFERENCE BELOW.

***Current:*** Each Lot Owner shall mow and maintain the landscaping and vegetation on his Lot in such a manner as to control weeds, grass and/or other unsightly growth at all times. If after ten (10) days prior written notice, Owner shall fail to (i) control weeds, grass and/or other unsightly growth; (ii) remove trash, rubble, building and construction debris; or (iii) exercise reasonable care or conduct to prevent or remedy an unclean, untidy or unsightly condition, then the Association shall have the easement, authority and right to go onto said Lot for the purpose of mowing and cleaning said Lot, and to levy Assessments for the reasonable expenses incurred. The Assessments together with such -interest thereon as herein provided and costs of collection thereof, shall be a charge on the land and shall be a continuing lien. Upon each Lot against which each such assessment is made. Each such Assessment, together with such interest thereon and costs of collection thereof, shall also be the continuing personal obligation of the person who was the Owner of such Lot at the time when the Assessment occurred. The lien securing any such Assessment shall be subordinate and inferior to the lien of any mortgage or any renewals or extensions thereof existing prior to the Assessment date.

***Proposal to add:*** In relation to the residences that border highway 380, the landscape easement maintenance is up to the owner's discretion, so long as the height of the vegetation does not exceed the height requirement set forth by the Denton County fire code.

KEEP CURRENT CC&R AS IS 35

INCLUDE PROPOSED ADDITION 65

10. PROPOSAL TO CHANGE CURRENT BY LAWS RELATED TO NUMBER OF BOARD OF DIRECTORS.  
REFERENCE BELOW.

***The affairs of the Association shall be governed by the Board of Directors. The initial Directors shall be three in number and shall be those Directors named in the Certificate of Formation. Upon election, each Director will serve a term of not more than two years. Two Directors will be elected in even-numbered years. One Director will be elected in odd-numbered years. A Director takes office upon the adjournment of the meeting or balloting at which he is elected or appointed and, absent death, ineligibility, resignation, or removal, will hold office until his successor is elected or appointed. The number of Directors may be increased to five (5) by amendment of these Bylaws but may not be less than three.***

KEEP AS IS (REMAIN WITH 3 MEMBERS) 40

IN FAVOR TO CHANGE FROM 3 TO 5 MEMBERS 59