

**BALLOT TO VOTE ON  
FIRST AMENDMENT TO THE RESTRICTIONS OF WOODSTONE, SECTION THREE**

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I/we the undersigned, as representative(s) of all owners of the property listed below, do hereby cast our vote on the First Amendment to the Restrictions of Woodstone, Section Three as follows:

Section 23 is hereby added to the Restrictions and reads as follows:

**23. Leasing.** An owner may lease his or her building site and residence in Woodstone, Section Three, but only for single family residential purposes.

The term "lease" as used in this Section 23 means any type of agreement which provides to a person or entity other than the owner the exclusive use of and right to possess the building site and/or the residence on the building site.

An owner is not permitted to lease a room or any portion less than the entirety of the building site, the residence, and other improvements on the building site. Notwithstanding any other language in the Restrictions, short-term leasing is prohibited. As used herein, "short-term leasing" means any lease term that is less than twelve (12) consecutive months. Vacation rental by owner ("VRBO"), boarding house, "Airbnb", "bed and breakfast", hotel or transient uses, and similar uses are prohibited.

All leases must be in writing. All leases must be submitted to the Board of Directors of the Association prior to a tenant taking possession of a building site/residence. Each lease must state the name of each person eighteen (18) years of age or older who will occupy the residence. Each lease must provide that it may be terminated in the event of a violation of the Restrictions or the Dedicatory Instruments of the subdivision [as that term is defined by Texas Property Code Section 202.001(1) or its successor statute], and the Board of Directors of Woodstone Homeowners' Association, Inc. (the "Association"), in its sole discretion, may require termination by the owner and eviction of the tenant(s) in such event. Each lease must also provide that the lessee is bound by and subject to all the obligations under the Restrictions and the Governing Documents and a failure to comply will be a default under the lease. The owner making such lease will not be relieved from any obligation to comply with the provisions of the Restrictions.

An owner must own the building site to be leased for at least three (3) years before being eligible to lease the building site. An owner who violates this Section 23 will be required to take whatever steps necessary to terminate the violating Lease. The Board, in its sole discretion, is authorized to adopt rules and/or policies which set forth procedures relating to this Section 23.

The Association may, but is not required to, maintain a list of the current leases in effect. An owner must produce a true and correct copy of each lease to the Association within ten (10) business days of the execution of a lease. The owner may redact any sensitive personal information as defined in Texas Property Code Section 209.016 or its successor statute prior to providing the lease to the Association.

**Grandfather Provision.** Notwithstanding any other language in this Declaration related to leasing, a building site that is leased by an owner having an ownership interest in the building site on the date before the date this First Amendment is filed in the Official Public Records of Real Property of Harris County, Texas will be considered in compliance with the Restrictions; provided that, once a Lease in effect at the time this First Amendment is filed in the Official Public Records of Real Property of Harris County, Texas expires, the owner(s) of such building site(s) must comply with the provisions of the Restrictions regarding leasing, including this First Amendment.

For Amendment

Against Amendment

**OWNER(S) OF PROPERTY:**

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Printed Name of Owner

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Printed Name of Owner

\_\_\_\_\_  
Date

**PROPERTY IN WOODSTONE, SECTION THREE:**

\_\_\_\_\_  
Street Address

*This ballot may be filed in the Official Public Records of Harris County, Texas with the First Amendment to the Restrictions of Woodstone, Section Three.*