**Proposal to Amend Greenwood Forest Deed Restrictions**

The Greenwood Forest Declaration of Covenants, Conditions and Restrictions are in need of updating and modification. This is necessary to ensure that reasonable and appropriate deed restrictions are in place to preserve property values and be of maximum benefit to homeowners. Competitive deed restrictions and HOA assessments can contribute significantly to the preservation and enhancement of our homes for years to come.

The proposed amendment was born out of requests from homeowners looking for ways to protect and improve our neighborhood. A great deal of research and consideration has gone into creating the document being presented. If passed, this amendment will add a provision to our deed restrictions allowing for fines to be assessed for violations. A fining policy will be filed with Harris County providing a consistent and clear structure for the proper use and application of fines. We have fairly good deed restrictions; **however the lack of ability to fine for violations forces the HOA to resort to legal action sooner. This too often results in money spent without the guarantee of recovery**, but currently is the only option for addressing habitual violators.

A provision is also being added to prohibit anyone convicted of a sex-related crime against a child from owning or residing on a lot within 2000 feet of any location children regularly congregate.