

**NO. 083018A**  
**WHITEWATER SPRINGS POA BOARD OF DIRECTORS**  
**RESOLUTION REGARDING FRONT YARD SETBACK REQUIREMENTS**  
**WITHIN THE WHITEWATER SPRINGS SUBDIVISION**

**WHEREAS**, The Whitewater Springs Property Owners Association (POA) Bylaws charge the Board of Directors (Board) to adopt and publish the Association Rules, including regulations governing the use of the Associations Property, as set in Bylaws Article VII; and

**WHEREAS**, Bylaws Article II defines “Association Restrictions” as meaning the Declarations as the same may be amended, restated and/or supplemented from time to time, together with the Articles, Bylaws, Committee Rules, and Association Rules from time to time; and

**WHEREAS**, Bylaws Article II defines “Association Rules” as meaning the rules and regulations adopted by the Board pursuant to the Declarations, as the same may be amended from time to time; and

**WHEREAS**, The Declarations of Covenants, Conditions and Restrictions (the “CCRs”) of Whitewater Springs Association, pertaining to Sections I-VI, are recorded in the Real Property Records of Burnet, County, Texas, as the same may be amended, restated and/or supplemented from time to time; and

**WHEREAS**, The CCRs, pertaining to Sections I-VI, Article IV, Use Restrictions Section 9 states, “No dwelling or garage shall be placed nearer to any property line than one hundred (100) feet from the street, nor fifteen (15) feet from adjacent owner’s property line, or as shown on the plat of this section. Furthermore,

- A. No barn, shed or outbuilding shall be placed nearer to the front or street line than one hundred (100) feet, nor nearer to the side line than twenty-five (25) feet nor nearer the front than the primary dwelling.

**WHEREAS**, The Association’s Architectural Control Committee (the “ACC”) has requested the Board to clarify the CCRs restrictions regarding front and side yard setback requirements.

**NOW THEREFORE**, be it is resolved by the Board of Directors of the Whitewater Springs Property Owners Association as follows:

Section 1: The above recitals are true and correct and are incorporated into this Resolution for all purposes.

Section 2: The ACC shall interpret the front and side yard setback requirements set forth in Sections I-VI, Article IV Section 9 of the Association’s CCRs as follows:

No dwelling or garage shall be placed nearer than one hundred (100) feet from the property's platted front property line, nor fifteen (15) feet from an adjacent owner's platted property line, or as shown on the plat of this section. Furthermore,

- A. No barn shed, or outbuilding shall be placed nearer to the property's platted front property line than one hundred (100) feet, nor nearer to the property's platted side line than twenty-five (25) feet nor nearer the front than the primary dwelling.

NOW THEREFORE BE IT RESOLVED, PASSED AND APPROVED this 31<sup>st</sup>  
day of August, 2018.



**Donald G. Rauschuber**  
President, Board of Directors

**ATTEST:**

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**Ron Frioux**  
Secretary, Board of Directors