

October 20, 2010

TO: Saddleridge Property Owners

FROM: Saddleridge Property Owner's Association (SPOA) Board of Directors

SUBJECT: Use Restrictions of Lots in Saddleridge

This letter is to document the SPOA Board of Directors position regarding the enforcement of Use Restrictions for property inducted in Section 341 of the Saddleridge Subdivision Covenants. This issue has arisen as a result of City of Wimberley changes in zoning along the Ranch Road 12 corridor adjacent to Saddleridge property.

All lots in both Section 1 and Section 2 of Saddleridge were initially zoned RA (Residential Acreage) and RI. (Rural Residential 1) with all lots in Planning Area 1. This zoning was not in conflict with Saddleridge Deed Restrictions found in our Covenants, Section 3.01 which only allows single family residential use.

The Wimberley City Council changed the Comprehensive Plan in 2008 to add Planning Area VII along RR12 which included lots in Saddleridge adjacent to RR12, with the remainder of lots remaining in Planning Area 1. Lots in this new Planning Area VII had additional zoning allowed which included: R-2 (Single Family Residential 2), PR-1 (Participant Recreation 1), O-1 (Office, Low impact), IA (Lodging 1), NS (Neighborhood Services), PF (Public Facilities), SC (Scenic Corridor) and WPDD (Wimberley Planned Development district). These additional zoning designations violate Deed Restrictions for property within the Saddleridge subdivision.

City of Wimberley officials have stated that the more restrictive zoning requirements, as found in our covenants, take precedence over less restrictive zoning, as found in the City of Wimberley's Planning Area VII zoning designations. Even though it is possible for any land owner to request changes in their zoning, this Board of Directors will legally challenge any attempt to circumvent the Saddleridge Covenants' single family residential use restriction.

If you have any questions regarding this matter, please feel free to contact any SPOA Board member. Their contact information can be found on the Saddleridge website at:

<http://www.saddleridge.com>



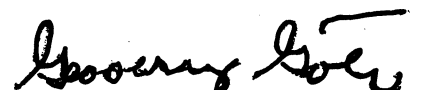
Jim Thomas

President



Glenda Moss

Vice-President



Geoff Goetz

Secretary