

Dear Candlelight Oaks Homeowner,

Over the years, Candlelight Oaks has evolved, and some of our deed restrictions no longer fully address issues facing the neighborhood today. In response to homeowner feedback and a review of our governing documents, we are proposing an amendment to the deed restrictions.

The proposed amendment addresses two specific topics: leasing restrictions and fence standards.

Proposed Change #1 – Leasing Restrictions

As short-term rental platforms such as Airbnb, VRBO, and similar services have become more common, many communities have experienced concerns regarding the impact of short-term rentals on neighborhood character, quality of life, and property values. The current Candlelight Oaks deed restrictions do not specifically address these types of rentals.

The proposed amendment would:

- Prohibit short-term rentals and vacation rentals.
- Require leases to be for a minimum term of six (6) months.
- Continue to allow owners to lease their homes for long-term residential purposes.
- Require owners of rental properties to provide tenant contact information to the Civic Club.
- Establish procedures to help ensure tenants receive and comply with neighborhood rules and deed restrictions.

The intent of this amendment is to preserve the residential character of Candlelight Oaks, support long-term neighborhood stability, and help protect property values while continuing to allow long-term residential leasing.

Proposed Change #2 – Fence Standards Modernization

The existing fence restrictions were written many years ago and no longer reflect common fence materials and configurations found throughout Candlelight Oaks today.

The proposed amendment would:

- Increase the maximum allowable height of perimeter fences from six (6) feet to eight (8) feet.
- Allow wrought iron and pine fencing in addition to cedar.

- Update fence and gate standards to better align with current neighborhood conditions.
- Clarify that maintenance, repair, and replacement of fences and gates are the responsibility of the property owner.

The amendment would **NOT** change:

- The prohibition on cyclone or chain-link fencing.
- Existing setback requirements that prohibit fences from extending forward of the front of the home.

The intent of this amendment is to modernize outdated standards while maintaining the appearance and character of the neighborhood.

Review the Full Amendment

This letter provides a summary of the proposed changes. Homeowners are encouraged to review the complete draft amendment language before voting.

The full amendment, frequently asked questions, voting information, and future updates are available on the Candlelight Oaks website:

<https://candlelightoaks.com/2026-proposed-deed-restriction-update/>

Community Meeting and Voting Process

The Board of Directors and Deed Restriction Committee will host a Question & Answer session during the September Candlelight Oaks Community Meeting. This meeting will provide homeowners with an opportunity to learn more about the proposed amendments, review the changes, and ask questions.

- September Community Meeting
Date: September 10th, 2026
Time: 7:30 PM
Location: Advent Lutheran Church 5820 Pinemont

Voting will remain open throughout the fall to provide homeowners ample opportunity to review the proposed amendments, ask questions, and submit their ballot.

Sincerely,

Board of Directors
Candlelight Oaks Civic Club