

Stoney Farms Homeowners Association (HOA)

Annual HOA Business Meeting Minutes

Thursday, March 5, 2026 – start time – 7:00 PM

St. Brigid's Catholic Church (McKenna Building), 6907 Kitchener Rd, San Antonio, TX 78240

Meeting Facilitator: Penelope (Penny) Smith-Singleton, HOA President (2022-2026)

HOA Board Members:

Robert Malloy, Vice President – *present*

Dolores Vasquez, Treasurer – *present*

Adrian Vasquez, Past President – *present*

Mark McCullough, Webmaster – *absent/excused*

HOA Members (Homeowners) and Guest(s) Present: *(based only on Sign-In Sheet entries.)*

Rebecca Badillo

Derrick Brummett

Bertha Bruno

Carol Ann Garcia

Ernie & Shirley Longoria

Ronnie & Lynett Niemeyer

Brandy & Ruben Peña

Rocio Ramirez

Jaime Sosa

Steve Murzea (Olive Branch House Resident Manager) - guest

Proxies Received: (NONE)

- I. A quorum being declared present, meeting was called to order at 7:07 PM CDT.
- II. The current HOA Board Officers were introduced. Homeowners and guest(s) were greeted and asked to introduce themselves.
- III. A copy of the Minutes of 2025 Annual HOA Meeting held March 6, 2025, were provided with the Meeting Agenda. It was noted that these minutes had been issued, signed, and previously published on our Stoney Farms HOA website. (Refer to Attachment 1)

A motion to officially approve these Minutes (as written and signed on March 20, 2025) was requested. A motion to approve was made by Shirley Longoria, seconded by Rebecca Padillo, and with no Abstentions, approved by all homeowners present.

The Minutes of the 2025 Annual HOA Business Meeting are now a “matter of official record”.

Note: Upon written request to the HOA Board President, a copy of these Minutes will be provided by e-mail (or U.S. mail). In addition, as per current practice, HOA Annual Meeting Minutes are published on our Stoney Farms HOA website so that members who couldn't attend the meeting may review them. (This policy is also followed with our Quarterly HOA Board Meeting Minutes.)

IV. **Old Business: None.** See New and/or Continuing Business (Items B.1-B.4 below).

V. **New and/or Continuing Business:**

A. **Financial Reports:** (Dolores Vasquez, Treasurer)

1. **Treasurer's Report for Calendar Year 2025** (income and expenses summarized):

a. **Total Income Received:**

HOA Dues received (100% - 66 homeowners)	\$5,611.00
Property Transfer/Document Fees (5 total)	<u>500.00</u>
	<u>\$6,111.00</u>

b. **Expenditures:**

HOA Insurance (renewal)	\$3,635.99
PO Box Rental and Postage (stamp purchases)	440.00
Room Rental Fee (for 2025 Annual Meeting)	100.00
Website Renewal Fee	264.01
Spring & Winter Contest Prizes (Gift Cards)	300.00
Property/Landscaping "upgrades"	<u>61.50</u>
	<u>\$4,801.50</u>

2. **Annual HOA Dues:** (Board Report): (Dolores Vasquez, Treasurer)

a. **HOA Dues payment status – 100% as of 02-28-2026!** A big thank you to all our members for timely payment.

b. **Methods of Dues Payment:** As discussed at prior meetings, several of our homeowners prefer to make their annual dues payments by methods other than a personal or company check. As promised, your HOA Board investigated how we might be able to offer alternate methods for Annual Dues payments.

(1) A Stoney Farms HOA credit card payment system would be cost-prohibitive for a once-a-year billing period. To do this solely for those members who want this option, we would have to substantially increase annual dues for everyone. The same cost-benefit analysis holds true for acceptance of payments through PayPal or similar payment systems.

(2) Annual dues payments are accepted by check, money order, or through the individual homeowner's own bank's or credit union's "bill pay" service.

(3) To assist our homeowners who do prefer an "online" payment method, we have established a "Zelle®" option for the HOA bank account at Frost Bank, N.A.

a) Payment Process: We understand that when an individual homeowner initiates a payment from their bank's Bill Pay system to the HOA's Frost Bank account, this requires providing both the HOA's Phone Number and the StoneyFarmsHOA@outlook.com E-mail Address as part of the transaction. Upon receipt, Frost Bank will apply the payment to the HOA's bank account and send an e-mail confirmation to the HOA. (If the homeowner does not also receive one from their bank, the HOA will confirm – by e-mail – that payment was received, upon receipt of

the information from Frost Bank.) Note: All e-mail correspondence will be maintained indefinitely in both the Treasurer's and President's HOA records/files for accounting and tax purposes.

- b) Annual Dues statements for Calendar Year 2027: When these are mailed in December 2026, the acceptable methods of payment, the HOA's e-mail address, and the HOA's "official" phone number, will be clearly stated. We hope this will prove satisfactory to you, our members.
- (4) Cash Payments: Although a majority of our HOA members pay by check, a very few of our members prefer to pay in cash. From an accounting and record-keeping standpoint, this does present problems. However, the members present at tonight's meeting were adamant that those few members must be accommodated. Therefore, the HOA will continue to accept cash payments – to be documented by a physical 2-part Receipt – or – an e-mail confirmation of receipt. (This will require those paying cash to provide current contact information.)

3. **Proposed Budget for 2026.** (Refer to Attachment 2)

This year's budget mirrors previous years, with only minor adjustments. As usual, the goal is to remain within income received (i.e., annual HOA dues), while allowing for price increases (postage, insurance rates, etc.).

After providing time for the homeowners present to review the proposed budget, a motion to approve was requested.

Motion to approve, without any changes, was made by Adrian Vasquez, seconded by Carol Ann Garica, and approved by all homeowners present, with no abstentions.

Our 2026 Stoney Farms HOA Budget stands approved.

B. **Other Topics touched upon during the Annual Business Meeting:**

1. Our HOA Board Secretary position has been vacant for several years. It would benefit the HOA to have an "official" Secretary as a voting board member. If anyone knows of someone who might want to "apply", please have them contact us.
2. Member Communications: The Board currently communicates with members through the Quarterly Newsletter, our website (<https://www.StoneyFarmsHOA.org>), and the signs at the entrances to our subdivision. For those members who have provided an e-mail address, we also send communications of upcoming events by that method.
3. Contact Information Status Report: Members are encouraged in each newsletter and at every meeting to provide contact information (e-mail and/or phone numbers). **At present, less than 50% of our members have done so.** We also don't have tenant information, so we cannot communicate with them about upcoming events or activities.

4. Common Area Improvements were briefly discussed. It was decided to hold off replacing the “ailing” mountain laurels along the Kirk Pond entrance, due to the continued drought conditions. Adding mulch or fresh plantings to the two entrance sign areas are included in the budget – if needed.
5. Proposed Social Activities for 2026: The following activities have been proposed and approved for the coming year.
 - a. Spring Yard-of-the-Month Contest (April-June 2026). (Same format and timing as previous years.) If possible, photos of the winning yards will be taken and published on our website. Winners will be recognized with prizes and in our Summer newsletter.
 - b. A Neighbors “Night Out” (a “gathering”) – in early October. To be advertised in our Summer newsletter. The HOA would provide the “main course” (hot dogs, sausage, burgers). Neighbors would bring a “dish or snack to share”, their preferred beverage, folding chairs, perhaps some games for both the adults and children to play.
 - c. Holiday Lights and Decorations Contest (mid-November-December 2026). (Same format and timing as previous years.) If possible, photos of the winning yards will be taken and published on our website. Winners will be recognized with prizes and in our Winter newsletter.
 - d. June thru July 2025 U.S.A. 250th Founding Anniversary Celebrations: One of our members (Carol Ann Garcia) suggested that we (the HOA) encourage our members to decorate our homes (front yards, doors, etc.) with red-white-blue items (wreaths, flags, etc.) to celebrate the founding of our country. The members present all said this sounded like an excellent idea.
 - e. No other activities were specifically suggested. However, if any HOA member (or tenant) wishes to conduct Food Bank collections, Neighborhood Yard Sales, etc. – all they need to do is notify the HOA Board so that we can help with advertising these within our community.

C. 6607 Kirk Lane – the Olive Branch Sober Living House (status report):

1. History:

During 2025, this property was converted from a “family” (owner or tenant-occupied) residence to a “Sober Living (half-way house) Resource for Women”. The property is so advertised on the “web” – both in Yelp and Facebook – as the “Olive Branch House” (for women in early recovery). Subsequently, the property became “co-ed”, providing housing, counseling, etc. for both men and women.

In November 2025, one of our homeowners brought this situation to the Board’s attention because of disturbances that resulted in visits by the San Antonio Police Department. We sent a letter to the registered homeowner per Bexar County’s records (which went unanswered.) More recently, several other homeowners reported activities that are inconsistent with a “family neighborhood” – providing details and photographs.

The most recent incident occurred on February 11th, when one of the residents spent the night, on the Kirk Pond side of the property, sleeping under a blue “blanket/tarp”.

When asked about this situation, the resident manager explained that this man had failed a routine drug test. He was given the option of a ride or an Uber to take him back to the rehab facility. He refused. The manager assumed the man had left the premises. However, the next morning, he came to the front door of the house. He was given a ride to the rehab location. We have been told that this person will not be re-admitted to the Olive Branch House.

2. What your HOA Board has done (so far):

- a. Initial Contact with the Owner of Record: We (the Board) sent a letter to the homeowner, as identified in the Bexar Country property records, on November 23, 2025. We received no response. We sent a second letter (by Certified-Return Receipt Mail) on February 16th. We followed up with an e-mail, providing copies of the letters, and requesting a response.
- b. Follow-up Contact with the Owner: The second letter elicited a response. The property owners (Mr. Sosa and his wife) visited us to discuss the problems. We explained that there had been numerous complaints. We stressed that their neighbors were understandably concerned – especially those with children who wait for or are dropped off by their school bus in that area, or those who may play outside in their front yards. We discussed the issue of the non-compliance with the tenets of our HOA By-Laws – which specifically prohibit any “business” operation in our subdivision.
- c. Contact with the Olive Branch House Manager: During January and February, we communicated (by phone and e-mail) with the Sober Living Home’s Resident Manager (Mr. Murzea) about the concerns of the homeowners. We mentioned especially the incidents which have resulted in police callouts. He has provided your Board with copies of the “house rules” and other information about the purpose of the facility. He also discussed the house rules and how they work for the members of their sober-living community.
- d. Police Reports: We requested copies of the police callout reports from the San Antonio Police Department. Unfortunately, that elicited a “null” report. According to their records, there have been no visits by the SAPD. HOA members present tonight referred us to the Prue Rd Station, which services our area. (We will contact them for copies of the specific call outs and resulting reports.)
- e. Legal Advice: We (the Board) have sought advice and assistance from the Office of District 7 Councilwoman Marina Alderete Gavino. We have discussed this issue at length with Mr. Saul Contreras, the Zoning Director. Mr. Contreras has been very helpful and provided us with both suggestions and the results of his research. This is still an on-going process because Mr. Contreras has reached out to State Representative Ray Lopez for advice.
- f. Fair Housing Act (FHA), as amended 1988 Implications: Our Board has researched the issue of the potential conflict between our HOA By-Laws and the provisions of the Fair Housing Act. The 1988 FHA prohibits discrimination in housing for “disability” – which includes “individuals recovering from

substance abuse disorders”. The protection extends to “sober living homes or recovery residences” which serve as supportive group living environments.

- g. Other Research in Progress: Currently, your HOA Board is researching our options under our own By-Laws and how these might be affected by requirements of the Fair Housing Act (as amended in 1988) and the laws of the State of Texas.

3. Introduction of Jaime Sosa and Steve Murzea. Mr. Sosa and Mr. Murzea were both present. They introduced themselves and explained “how” the transition from an owner-occupied residence to a halfway house occurred.

4. OPEN DISCUSSION: The meeting was opened to the members present to ask questions, specify their complaints, make suggestions, etc. This discussion was at times quite “heated”, but it was both instructive and hopefully helpful to all present.

5. Immediate Plan of Action:

- a. The HOA Board will continue to follow-up on this issue, with the District 7 Office, the San Antonio Police Department, and any other entities we can discover who can provide us with guidance.
- b. We hope the Homeowner (the Sosa family) and the Resident Manager will consider other options for severely reducing the issues discussed by the members present tonight – and those who made reports but did not attend the meeting.
- c. Your Board asks our homeowners to not escalate matters directly with the occupants of 6607 Kirk Lane and to promptly report any other troubling issues directly to the Board – by e-mail preferably (StoneyFarmsHOA@outlook.com).
- d. As a (we hope) last resort, if necessary, your Board will seek legal advice, understanding that such an action does not “come free of charge” and this could impact both this year’s budget and future HOA dues.

VI. **Other Discussion Items/Topics Raised (Neighbor Complaints):**

- A. The owner of the property at **6610 Kirk Lane** has been burning “stuff” in their backyard. High flames have been visible. (This is not obviously backyard cooking.). Aside from the State/City prohibitions against this type of activity, there is a real danger to other homeowners’ property. The flames have been seen close to the fence line and overhanging tree branches. A major fire could result from just a few sparks on dry grass or leaves.
- B. The owner(s) of the property at the **corner of Kirk Pond and Kirk Way** is frequently blocking street traffic due to parking their large (work) trailer and other vehicles.
- C. Action to be taken: The HOA Board will contact both homeowners, describe the complaints received and ask for explanations.

VII. **Future Meetings:** Please mark your calendars!

- A. Next year's Annual HOA Business Meeting will be held on Thursday, March 4, 2027, here at St. Brigid's.
- B. Our next Quarterly HOA Board Meeting is currently scheduled for Saturday, July 18, 2026, start time: 3:00 PM, at 9406 Kirk Pond. (Non-board members are welcome to participate BUT please RSVP ahead of time!)

VIII. **Adjournment:**

There being no further items of discussion, a motion to adjourn was requested. Motion to adjourn was made by Adrian Vasquez, Seconded by Shirley Longoria, Approved by all present. This meeting adjourned at: 8:56 PM CDT.

The 2026 Annual HOA Business Meeting is now adjourned.

Thank you for your participation and involvement in our HOA activities.

Minutes of this meeting will be prepared as soon as possible. When finalized, signed and dated, a copy will be published on our Stoney Farms HOA website so that our residents may review them.

Upon written request, a copy will be e-mailed to the homeowner.

Signed: , President, Stoney Farms HOA, 03-09-2026
Penelope A. Smith-Singleton Date

Signed: , Treasurer, Stoney Farms HOA, 3-9-2026
Dolores Vasquez Date

Attachment(s):

1. Approved Minutes of the 2025 Homeowners Association Business Meeting, March 6, 2025.
2. Approved 2026 Stoney Farms Homeowners Association Budget
3. FHA (1988) – Key Provisions re HOAs vs. Halfway/Sober Living Homes (initial research)

Stoney Farms Homeowners Association (HOA)

Minutes of the Annual Homeowners Meeting

Thursday, March 6, 2025

Held at St. Brigid's Catholic Church (McKenna Building, Room 202), San Antonio, TX 78240

Meeting Facilitator: Penelope (Penny) Smith-Singleton, HOA President (2022-2025)

HOA Board Members:

Robert Malloy, Vice President – absent (excused – ill)

Dolores Vasquez, Treasurer – present

Adrian Vasquez, Past President – present

Mark McCullough, Webmaster – absent (excused – lives out of town)

HOA Members/Guests Present:

Carol Ann Garcia (94** Kirk Pond)

Rebecca Badillo (66** Kirk Lane)

Proxies Received:

Aro N. Choi (66** Kirk Way) – signed 02-16-2025 – designee: HOA President.

Martin T. Tran (94** Kirk Pond) – signed 02-15-2025 – designee: Adrian Vasquez, Past President

Note: HOA member addresses throughout these Minutes are completed with ** to preserve their privacy when these minutes are published.

- I. The Annual Homeowners Meeting start was delayed so that additional members might be present. When none arrived within a timely period, our Annual Meeting was called to order at 7:26 PM CST.
- II. Board Members were introduced. Those Homeowners present were greeted.
- III. The **Minutes of 2024 Annual HOA Meeting held March 7, 2024, were reviewed.** No corrections or additions were noted or deemed necessary.

A Motion to approve as written (and previously signed on March 25, 2024) was made by Adrian Vasquez; Seconded by Dolores Vasquez; and Approved by All Present. There were no Abstentions.

Note: At last year's meeting it was decided that our Annual Meeting Minutes would be published on our Stoney Farms HOA website, so that members who couldn't attend the Annual Meeting could know what was discussed, etc. We did this – and will do so again this year.

IV. **Old Business:** None. See New and/or Continuing Business below.

V. **New and/or Continuing Business:**

A. **Financial Reports:** (Dolores Vasquez, HOA Treasurer)

1. The **Treasurer's Report as of December 31, 2024,** was presented. Dolores explained various entries.
 - a) Income in 2024 included full payment of all HOA dues by our members plus \$100 from a home sale (in April). An additional two homes were sold/transferred to new owners during December 2024 but the fees for these transfers had not been received as of year-end.

including some board members, have set up bill payment services with their bank. This is our best suggestion at this time.

After much discussion, the following actions were proposed and will be taken:

- a) Dues for next year (2026) will remain at \$85.00 – due by January 1, 2026.
- b) Late notices will be mailed NLT January 31, 2026.
- c) Subsequent late notices will be mailed – as necessary.
- d) Late Fees will be assessed at 10% beginning with January 2, 2026, to date of payment receipt.
- e) The Annual Dues Notice/Letter will be re-worded and revised to make it clear that payment is due by January 1, and that late fees will be assessed for payments received after that date. (Penny and Dolores will work on these revisions.)
- f) The Annual Dues Notice/Letter will also include wording to indicate that payment can be made by check or by banking bill payment services – but – that any cost for such service entails to the user, not the HOA. (Penny and Dolores will work on these revisions.)

At this point a request to approve the “re-institution” of Late Fees for Failure to Pay the Annual HOA Dues in a Timely Manner was made – subject to the discussion above.

It was so Moved by Carol Ann Garcia; Seconded by Dolores Vasquez; and Approved by All present. There were no Abstentions.

C. Board Position Available for Volunteer (Secretary): (Continuing Business)

Our Board has been operating without a Secretary for the past three (3) years. This is allowable under our HOA By-Laws (The Treasurer may perform double duty as Treasurer/Secretary) – BUT – it would be beneficial to have another voting board member.

We asked if anyone present like to volunteer – or – if they knew of anyone who might wish to become more involved. It should be noted that an HOA Board Member – especially the Secretary – does not need to be an actual member of our Homeowners Association. So, this position could be filled by a friend, family member, or someone who does not live in our subdivision.

D. Communicating with our members: (Continuing Business)

Alternate ways to contact our members in lieu of “snail mail” and our Quarterly Newsletter – such as email, phone calls, webpage use – was briefly discussed.

Penny (Board President) mentioned that we are slowly compiling an email contact list. But, of our 66 members, only about 40% have provided information. (Mostly we get this information when they attend this meeting, send us an email, or a property ownership change occurs.)

E. Proposed Social Activities for 2025:

1. **Spring Yard-of-the-Month Contest (April-June 2025):** Initial announcements will go out in/with the Spring newsletter – later this month (March).
2. **Holiday Lights and Decorations Contest (late November-December 2025):** Initial announcements will be made in the Fall 2025 newsletter.
3. **A neighborhood “gathering” – possibly in early October??** Could be advertised in our Summer newsletter This would be a “bring a snack to share” event. (This “Night Out” Gathering would not be financed by the HOA.)

- c) Violators who are repeat offenders or who fail to comply will be assessed the authorized monetary penalties (fines).

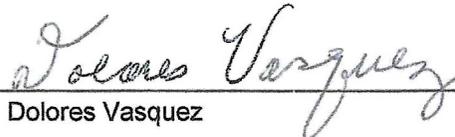
VI. **Upcoming Meetings: Please mark your calendars!**

1. Our next **Annual Homeowner Meeting** will be scheduled for **Thursday, March 5, 2026**, start time 7:00 PM, here at St. Brigid's. (Dolores Vasquez will confirm the date and time with the Church's Secretary/Room Scheduler.)
2. Our next **Quarterly HOA Board Meeting** is currently scheduled for **Saturday, July 12, 2025 (or July 19)**, start time: **3:00 PM**, at **9406 Kirk Pond**. Exact date and time to be determined and will depend upon the schedules of our Board Members. (Non-board members are welcome to participate BUT please RSVP ahead of time!)

VII. There being no other business or discussion proposed, a Motion to Adjourn was requested.

A Motion to Adjourn the Annual Homeowners Meeting was made by Adrian Vasquez, Seconded by Dolores Vasquez, and Approved by All Present. The Annual Meeting adjourned at 8:29 PM CST.

Signed: , President, Stoney Farms HOA, 03-20-2025
Penelope A. Smith-Singleton Date

Signed: , Treasurer, Stoney Farms HOA, 3-20-2025
Dolores Vasquez Date

Stoney Farms HOA, Inc. Financial Report
For 2024-2025 with the 2026 Budget (as Approved at the Annual HOA Business Meeting on March 5, 2026)

	2024 Budget	2024 Actual	2025 Budget	2025 Actual	2026 Budget ***
Cash on Hand (Beginning Balance)	\$11,077.11	\$11,077.11	\$12,347.83	\$12,347.83	\$13,657.33
Total HOA Income (from Dues, Fees, etc.)	\$5,610.00	\$5,710.00	\$5,610.00	\$6,111.00	\$5,610.00
IRS & Bexar County Taxes and/or Fees	\$200.00	\$-0-	\$200.00	\$-0-	\$-0-
HOA Insurance	\$3,350.00	\$3,501.99	\$3,550.00	\$3,635.99	\$3,650.00
Legal Expenses	\$50.00	\$-0-	\$50.00	\$-0-	\$100.00
Office Supplies & Postage (Stamps)	\$200.00	\$27.30 *	\$150.00	\$224.00 *	\$250.00
Website &	\$250.00	\$261.00	\$300.00	\$264.01	\$300.00
P.O. Box Rental	\$220.00	\$210.00	\$220.00	\$216.00	\$220.00
Equipment & Maintenance	\$400.00	\$-0-	\$300.00	\$-0-	\$250.00
Bank Fees	\$40.00	\$-0-	\$40.00	\$-0-	\$40.00
Landscaping & Property Improvements	\$400.00	\$-0-	\$300.00	\$61.50	\$300.00
Social Expenses	\$500.00	\$438.99	\$500.00	\$400.00	\$500.00
Total HOA Expenses	\$5,610.00	\$4,507.28	\$5,610.00	\$4,801.50	\$5,610.00
Year-End Bank Balance	\$11,077.11	\$12,347.83	\$12,347.83	\$13,657.33	\$13,657.33
Cash Reserve Fund **	\$1,500.00	\$1,500.00	\$1,500.00	\$1,500.00	\$1,500.00
Available/Projected Funds at Year-End	\$9,577.11	\$10,847.83	\$10,847.83	\$12,157.33	\$12,157.33

** In late 2024, a first class stamp purchase (\$68) was carried over to 2025 expenditures because the check wasn't issued/cleared until 2025.

** Reserve funds are for insurance deductibles, and if/when needed, for legal fees.

*** The Projected 2026 Budget is based on the previous 2-3 years BUT the estimated total budgeted amount remains relatively consistent.

FROM MARK, Monday, 01-08-2026

Check the FHA 1988. Sober living homes are almost always exempt from HOA bylaws.... Many times viewed as discrimination, really need to consult with counsel Here's what I found along with a templated letter:

The Fair Housing Act (FHA), amended in 1988, prohibits discrimination in housing based on disability. **Individuals recovering from substance use disorders (alcoholism or drug addiction) qualify as having a disability, provided they are not currently using illegal drugs.** This protection extends to sober living homes or recovery residences (often called "halfway houses" for those in recovery), which serve as supportive group living environments.

Key FHA Implications for HOAs and Halfway/Sober Living Homes

HOAs count as housing providers under the FHA, so they must avoid discriminatory actions against protected classes. Enforcing covenants that prohibit "commercial" or "business" use, limit unrelated occupants, or restrict "single-family" residency can violate the FHA if applied to exclude or restrict sober living homes, while similar group living (e.g., unrelated roommates or large families) is allowed.

- Reasonable Accommodations Required — HOAs must grant exceptions to rules (e.g., occupancy limits, parking, or no-business clauses) if necessary for residents with disabilities to equally use and enjoy the home, unless it poses an undue burden or fundamental alteration to the community.
- No Outright Bans — Blanket prohibitions on group homes for recovering individuals are generally unenforceable. Concerns about property values, safety, or traffic—often raised by neighbors or HOAs—have been rejected by courts as unsubstantiated and discriminatory.
- Distinction from Criminal Halfway Houses — **Protections typically apply to recovery-focused halfway houses (for substance use disorders).** True criminal re-entry halfway houses (for former inmates without a disability tie) may not receive the same FHA safeguards, as criminal status alone is not protected.

Relevant Case Law and Guidance

- City of Edmonds v. Oxford House, Inc. (U.S. Supreme Court, 1995) → Ruled that zoning/HOA rules defining "family" to exclude unrelated persons are subject to FHA scrutiny and cannot exclude sober living homes.
- Harmony Haus Westlake v. Parkstone Property Owners Association (Federal Court, 2020) → An HOA could not enforce residential use, noise, or parking restrictions against a sober living home without providing reasonable accommodations (e.g., for higher occupancy needed for therapeutic benefits).
- HUD/DOJ Joint Guidance → Group homes for persons with disabilities (including recovery homes) cannot face special restrictions not applied to other residents. Density or spacing rules targeting them are often inconsistent with the FHA.
- Texas-Specific Context → The Texas Fair Housing Act mirrors the federal FHA. Courts in Texas (e.g., Deep East Texas Regional Mental Health v. Kinnear, 1994) have struck down HOA restrictions on group homes for disabled persons as FHA violations.