

**The Group Home
At
3235 Rock Creek Run**

June Katchik, Peggy Hughes and I met with Mr. Mayo Galindo about the case of the group home on Rock Creek Run. Mr. Galindo was most gracious and knowledgeable on property issues. I will try to make a long story short, and hopefully I will get the story straight.

The deed restrictions on this property probably would have prevented the creation of a group home, but they were filed on April 25, 1966 for a stated time period of 40 years. The restrictions allowed for a process of automatic renewal unless affected parties filed to nullify or modify them, which was not done. So obviously the restrictions should still be in force, right? Au contraire. Our wonderful Texas state legislature passed a law in 2005 which nullified automatic renewal of deed restrictions, so the restrictions lapsed!

Hence, the deed restrictions that residents, I think, rightly thought were protecting them were stealthily undone by the legislature. Amazing. The rule of law reverts back to what the City allows, and frankly, in San Antonio that is not saying a lot.

A wider moral of the story is . . . the 2005 law which the state passed - and who were their constituents again? - has general application. If you have deed restrictions that you thought were going to automatically roll over, think again.