



# Circle D Civic Association

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## WHAT IS A “DEED-RESTRICTED COMMUNITY,” AND WHY DO WE HAVE ONE?

Many who move into Circle D are a bit confused when the discussion turns towards board actions and what we, as property owners, may or may not do on our property. Indeed, there are some who become indignant when told there are certain things they may not do on their property. Real estate deed restrictions restrict or limit the way in which a property can be used. Deed restrictions generally run with the land regardless of property ownership. Deed restrictions can also take the form of conditions, covenants and restrictions. To find out whether a specific property has any deed restrictions, you can ask the owner or property agent to provide you with the details. Deed restrictions on a property can be found by researching either the "DEED " or the "RESTRICTION" at the Bastrop Appraisal District (<https://www.bastropcad.org/>), or the Bastrop County Clerk's Office (Limited Access/Covid).

Did you know you can also find this information on [PayHOA](#)? You can access that 24-7!

Some of the responses to a deed restriction include, “Why not? I paid for this. Why are you (board, neighbors) telling me what I can do with my property?” A deed-restricted community is a development where a homeowners/property owners association (HOA/POA) has restrictions in place that prohibit certain actions. These rules are established and enforced by a private entity (the community HOA), not a local government. In plain speak, homeowners in a certain area formed together a Homeowners Association, or Property Owners Association, to help maintain a clean and cohesive atmosphere in the neighborhood. Standardization and upkeep. Sounds pretty good, eh?

We have a lovely community, and all of us want to keep it that way. It's quiet and quite picturesque. What promotes that? Our Architectural Committee ensures that standards are met with respect to how a house is designed/built here in Circle D. If you take a look around, you will not find certain structures within the confines of Circle D. Additionally, while some farm animals (horses, chickens, some cattle) are allowed by certain deed restrictions, others are not. It is all a matter of making this a nice, welcoming place for all who choose to buy property here.

Submitted by Anna Corley

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