

\*VG-116-2022-2200896\*

**Freestone  
County  
Renee Reynolds  
Freestone County  
Clerk**

---

**Instrument Number: 2200896**

Real Property Recordings

NOTICE

Recorded On: March 11, 2022 12:55 PM

Number of Pages: 5

---

**" Examined and Charged as Follows: "**

Total Recording: \$38.00

---

\*\*\*\*\* THIS PAGE IS PART OF THE INSTRUMENT \*\*\*\*\*

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

**File Information:**

Document Number: 2200896  
Receipt Number: 20220311000009  
Recorded Date/Time: March 11, 2022 12:55 PM  
User: Melissa S  
Station: Clerk Station

**Record and Return To:**

THE WILDERNESS  
400 FM 416  
  
STREETMAN TX 75859-3025



STATE OF TEXAS  
COUNTY OF FREESTONE

I hereby certify that this Instrument was FILED In the File Number sequence on the date/time printed hereon, and was duly RECORDED in the Official Records of Freestone County, Texas.

Renee Reynolds  
Freestone County Clerk  
Freestone County, TX

*Renee Reynolds*

GUIDANCE REGARDING PROHIBITION OF SHORT TERM LEASES  
AND CERTAIN BUSINESS ACTIVITIES IN THE WILDERNESS

STATE OF TEXAS                    )  
  )  
COUNTY OF FREESTONE        )

This Guidance Regarding Prohibition of Short Term Leases and Certain Business Activities in The Wilderness is executed by the Board of Directors of The Wilderness to be effective as of March 3 2022.

The Wilderness Property Owners Association, Inc. is a Texas nonprofit corporation (the "Association") and is the property owners association governing the property described in that certain Restated and Amended Declaration of Covenants, Conditions and Restrictions of The Wilderness recorded in Volume 01360, pages 00793 through 00868 of the Official Real Property Records of Freestone County Texas (the "Declaration").

The restrictive covenants contained in the Declaration include, without limitation, the following, each quoted in pertinent part:

“Article IV. Use Restrictions

Section 15. OTHER PROHIBITED ACTIVITIES

No activities inconsistent with home ownership in an upscale residential area shall be conducted...Owner shall not lease any portion of any Lot or improvement on any Lot for a lease term of less than one (1) year or allow other transient uses.

Section 20. RULES AND REGULATIONS

The Board shall be empowered to adopt, amend, repeal and enforce such rules and regulations, as it deems reasonable and appropriate, governing its operation and/or the use and/or occupancy of any part of The Wilderness and to establish a system of fines and penalties enforceable as special assessments... The rules and regulations described in this Section shall have the same force and effect as if set forth in and constituting a part of this Declaration, and shall be binding on the Owners, tenants and other occupants and all other persons having any interest in or making any use of the project...

Section 22. BUSINESS USE

No business... may be conducted in or from any Lot other than a business activity which (a) is not apparent or detectable by sight, sound or smell from outside the Lot; (b) conforms to all other requirements for The Wilderness; (c) does not involve regular visitation of the Lot...(d) is consistent with a single family residential character of The Wilderness, and (e) does not constitute a nuisance...all as may be determined in the sole discretion of the Board.”

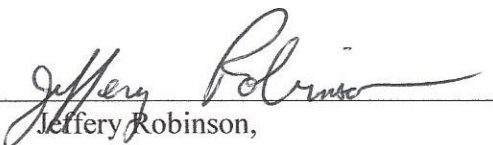
## NOTICE

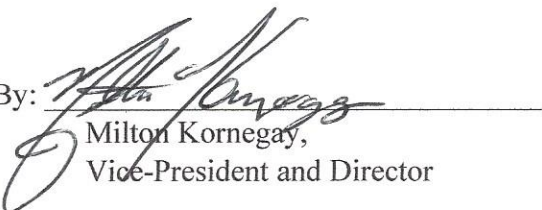
The Board of Directors of The Wilderness has determined that (i) any occupation or use of any Lot or any improvement on any Lot, or any boathouse, by any persons who are not owners of property in The Wilderness or their family members or guests then accompanied by the owner or a family member is inconsistent with the above provisions and is expressly prohibited unless previously approved by the Board of Directors in writing, and (ii) any attempted use of any portion of a Lot, improvement on a Lot or any boathouse as, or in connection with, an Airbnb or VRBO (vacation rental by owner) or similar business is inconsistent with the above referenced provisions and is expressly prohibited under any circumstances, whether evidenced by a rental, use, occupancy or license agreement or by any other type of documentation having a term of less than one year, it being the intention and operation of the Declaration to reserve the use of all portions of The Wilderness solely for property owners, their family members and their guests accompanied by owners or their family members, and without compensation of any kind being exchanged.

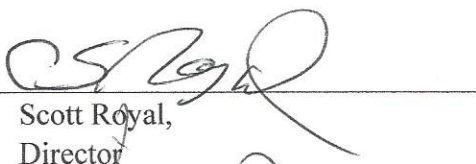
Any violation of the use restrictions set forth in the Declaration as described and interpreted above will subject the owner of the property in question to enforcement of the Association's rights and remedies, at law and in equity and/or in accordance with the provisions of the Declaration and/or the laws of the State of Texas, including, without limitation, actions for injunction, specific performance, actual damages, exemplary damages, punitive damages, fines, and attorneys fees and expenses.

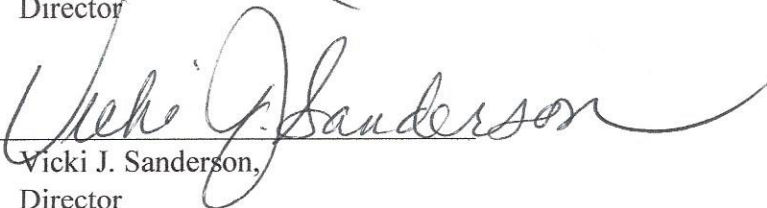
DATED AS OF THE DATE ABOVE SET FORTH.

**THE WILDERNESS PROPERTY OWNERS ASSOCIATION, INC.,**  
a Texas non-profit corporation

By:   
Jeffery Robinson,  
President and Director

By:   
Milton Kornegay,  
Vice-President and Director

By:   
Scott Royal,  
Director

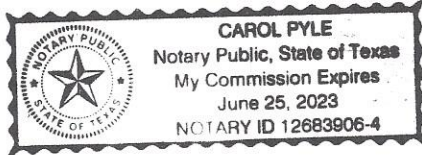
By:   
Vicki J. Sanderson,  
Director



STATE OF TEXAS

COUTY OF FREESTONE

This instrument was acknowledged before me this 30 day of March 2022, by Jeffery Robinson, President and Director of The Wilderness Property Owners Association, Inc., a Texas non-profit corporation, on behalf of said corporation.



Carol Pyle  
Notary Public in and for the State of Texas

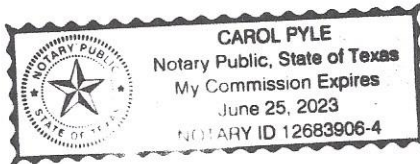
CAROL PYLE  
Print name of notary

My Commission Expires: 6/25/23

STATE OF TEXAS

COUTY OF FREESTONE

This instrument was acknowledged before me this 30 day of March 2022, by Milton Kornegay, Vice-President and Director of The Wilderness Property Owners Association, Inc., a Texas non-profit corporation, on behalf of said corporation.



Carol Pyle  
Notary Public in and for the State of Texas

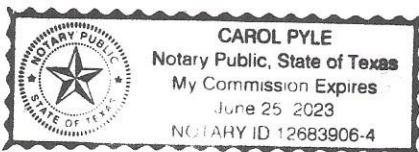
CAROL PYLE  
Print name of notary

My Commission Expires: 6/25/23

STATE OF TEXAS

COUTY OF FREESTONE

This instrument was acknowledged before me this 30 day of March 2022, by Scott Royal, Director of The Wilderness Property Owners Association, Inc., a Texas non-profit corporation, on behalf of said corporation.



Carol Pyle  
Notary Public in and for the State of Texas

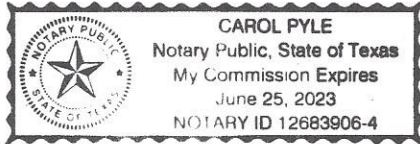
CAROL PYLE  
Print name of notary

My Commission Expires: 6/25/23

STATE OF TEXAS

COUNTY OF FREESTONE

This instrument was acknowledged before me this 3<sup>rd</sup> day of March 2022, by Vicki J. Sanderson, Director of The Wilderness Property Owners Association, Inc., a Texas non-profit corporation, on behalf of said corporation.



Carol Pyle  
Notary Public in and for the State of Texas

CAROL PYLE  
Print name of notary  
My Commission Expires: 6/25/23