

VG-255-2023-2304402

Freestone
County
Renee Reynolds
Freestone County
Clerk

Instrument Number: 2304402

Real Property Recordings

CERTIFICATE

Recorded On: October 17, 2023 01:04 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: 2304402
Receipt Number: 20231017000013
Recorded Date/Time: October 17, 2023 01:04 PM
User: Glena W
Station: CCLERK02

Record and Return To:

THE WILDERNESS PROPERTY OWNER ASSOCIATION



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

**CERTIFICATE FOR
RECORDATION OF DEDICATORY INSTRUMENT
OF
THE WILDERNESS PROPERTY OWNERS ASSOCIATION, INC.**

STATE OF TEXAS §
 §
COUNTY OF FREESTONE §

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, Section 202.006 of the Texas Property Code requires that "A property owners' association shall file its dedicatory instruments in the real property records of each county in which the property to which the dedicatory instruments relate is located."; and

WHEREAS, THE WILDERNESS PROPERTY OWNERS ASSOCIATION, INC., a Texas nonprofit corporation (the "Association") desires to comply with Section 202.006 by filing of record in the real property records of Freestone County, Texas, the attached instrument; and

WHEREAS, the attached instrument constitutes a "dedicatory instrument" as defined by Section 202.001 of the Texas Property Code; and

WHEREAS, the Declaration of Covenants, Conditions and Restrictions for The Wilderness Property Owners Association, Inc., executed by Obe Veldman, as Declarant, and recorded at Volume 0970, Page 505 in the Real Property Records of Freestone County, Texas, entitled "Declaration of Covenants, Conditions and Restrictions of The Wilderness" subjected to the scheme of development therein certain land located in Freestone County, Texas and was later restated, amended and superseded by the Restated and Amended Declaration of Covenants, Conditions and Restrictions of The Wilderness recorded at Volume 1360, Page 793 et. seq. of the Real Property Records of Freestone County, Texas; and

WHEREAS, The Association is governed by Bylaws filed in the Real Property Records of Freestone County, Texas, including any amendments thereof and supplements thereto;

NOW THEREFORE, the undersigned authorized representative of the Association hereby executes this Certificate to effect the recording of the dedicatory instrument attached hereto on behalf of the Association and entitled "Camping Rules Change".

[signature page follows]

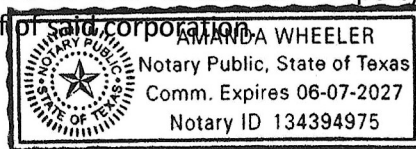
EXECUTED as of the 17 day of October, 2023

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

By: Jeffery Robinson
Jeffery Robinson, President and Duly Authorized Officer/Agent,
The Wilderness Property Owners Association, Inc.

STATE OF TEXAS §
 §
COUNTY OF FREESTONE §

This instrument was acknowledged before me on the 17 day of October, 2023 by Jeffery Robinson, President and duly authorized representative of The Wilderness Property Owners Association, Inc., a Texas nonprofit corporation, on behalf of said corporation.



Notary Public in and for the State of Texas

After Recording, Return to:
Wilderness Property Owners Association, Inc.
400 FM 416
Streetman, Texas 75859

CAMPING RULES CHANGE THE WILDERNESS PROPERTY OWNERS ASSOCIATION, INC.

This Camping Rules Change for The Wilderness Property Owners Association, Inc. (the "Association") is made to be effective as of January 1, 2024.

WHEREAS, The Wilderness subdivision, a single-family residential subdivision located in Freestone County, Texas (the "Wilderness"), is governed by that certain Restated and Amended Declaration of Covenants, Conditions and Restrictions of The Wilderness executed in April of 2006, recorded in Volume 1360, Page 793 et seq. of the Real Property Records of Freestone County, Texas (the "Declaration"); and

WHEREAS, When the Declaration was voted on and adopted by a vote of the property owners of The Wilderness and by its Board of Directors (the "Board") in April of 2006, temporary liberal camping rules were included in Article IV, Section 14 of the Declaration to encourage the sale of vacant lots (of which there were many), with the express condition set forth in the Declaration that the Board could change those rules from time to time to reflect changing conditions as the number of residences built increased; and

WHEREAS, The Wilderness was never intended as a place for camping sites as an end use, but camping periods would be allowed prior to the building of a residence and would be gradually reduced as more houses were built, following the language in the Declaration that the appearance of the neighborhood should be consistent with "an upscale single family community" so that as The Wilderness matured, permanent homes would be encouraged, not camping; and

WHEREAS, Over the years, the various Boards of The Wilderness have not followed through with the language of the Declaration and have not changed the camping rules since 2008, and as of the date hereof, there are 57 vacant lots and 105 residences, yet the camping rules have remained the same; and

WHEREAS, the Board believes that a reduction in camping allowed in The Wilderness is appropriate, should be effectuated as contemplated by the language of the Declaration due to the number of houses built and the changes in the neighborhood since 2008, and is in the best interests of The Wilderness as an upscale single family community.

NOW, THEREFORE, IT IS RESOLVED that the following shall control regarding camping times and duration until further changes by the Board are made as contemplated by the Declaration:

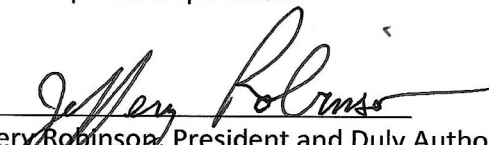
Effective as of January 1, 2024, camping will be allowed only as follows: one time per week during any two weeks of each month, each time for a maximum of 3 consecutive nights (4 days), two of which each year can be replaced with an extended-stay period of 6 night (7 days), and the 2 extended stay periods may be combined to one 13 night (14 day) period to accommodate 2 week vacations, all on the same terms and conditions set forth in the Declaration for extended stays (prior written request and approval by the Board, etc.) set out in Article IV, Section 14. The above provides for a total of 84 nights (85 days) almost 3 months of camping every year. As contemplated by the Declaration, further reductions in the camping time will be considered by the Board from time to time as more homes are built in The Wilderness.

IT IS FURTHER RESOLVED that this Camping Rules Change shall become effective as of January 1, 2024 and shall remain in full force and effect until revoked, modified or amended by the Board.

It is hereby certified that this Camping Rules Change was adopted by majority vote of the Board of Directors at a properly noticed meeting of the Board on September 25, 2023, and has not been modified, rescinded or revoked.

EXECUTED to be effective as of the 1st day of January, 2024

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

By: 
Jeffery Robinson, President and Duly Authorized Officer/Agent,
The Wilderness Property Owners Association, Inc.