

Revised February 9, 2021

# Wildewood Owners Association

## General Information, Rules and Regulations

Mailing Address: PO Box 415 Chandler, TX 75758

Website: [www.wildewoodliving.com](http://www.wildewoodliving.com)

Email: [wildewoodboard@gmail.com](mailto:wildewoodboard@gmail.com)

Telephone: 903-202-0964

### Meeting Information

Monthly Board of Director's Meetings are held the second week of each month. Date, time, and location of the meeting are posted on the website and included in an emailed membership notice.

The Annual Membership Meeting is held on the first Saturday in June at a time and location designated by the Board of Directors. Property owners are mailed the meeting notice and a meeting notice is posted on the website and included in an emailed membership notice.

Property Owners are welcome and encouraged to attend all meetings and to provide an email address in order to receive meeting notices and newsletters.

### Rules and Regulations

#### Definitions

1. **Authorized Tenants** – are defined as tenants who have been authorized to use Wildewood facilities according to the process described in the Wildewood Owners Association Bylaws Article 2.1 Association Members.
2. **Members in Good Standing** – are defined as members whose maintenance fees are current or have successfully completed at least 50% of an approved payment plan, and who have not had their access to Wildewood amenities revoked or suspended due to violations of these rules or any other governing documents.

#### General Rules Applicable to all Wildewood Owners Association Common Areas

These rules apply to **all Wildewood common areas** including, but not limited to, the pool, park, playground, boat ramp area and fishing pier and community center.

1. No alcoholic beverages are permitted.
2. Operation of motorized vehicles is prohibited on any unpaved area.
3. No glass containers of any kind are permitted.
4. No fireworks are permitted.
5. Leave the areas clean after you use them and take your trash with you.

## Wildewood Community Center

The Community Center is available for rental by all members in good standing and by outside groups for parties, family reunions, meetings, weddings, receptions, etc.

1. Community Center can be reserved by contacting the Community Center committee using information provided on the website.
2. The Community Center may be closed for rentals by the Board due to extenuating circumstances such as natural disasters or public health concerns.
3. A security deposit of \$50.00 is required to reserve the Community Center and will be refunded after the keys are returned and Community Center is left in a clean and undamaged condition.
4. WOA members in good standing or their authorized tenants may reserve the Community Center for one day once each calendar year at no cost. Additional days after the first day can be reserved at a cost of \$50.00 per day.
5. Non-members may reserve the Community Center at a rate of \$75.00 per day
6. No smoking is permitted inside the Community Center.
7. No overnight stays are permitted unless authorized by the Board of Directors.
8. Keys to unlock the Community Center must be picked up from the Community Center chairperson one day in advance of the event and must be returned no later than the day after the event.
9. The renting party must clean the Community Center and remove all trash.

## Wildewood Park and Playground

1. The park and playground are available to all members in good standing, their guests, and authorized tenants.
2. Small children must be supervised by an adult.

## Wildewood Community Pool

1. The pool is available to all members in good standing, their guests, and authorized tenants and their guests.
2. Members in good standing or their authorized tenants must complete and sign the pool rules and waiver form on an annual basis and will be issued an electronic key fob.
3. Key fob use is limited to the member and their immediate family or an authorized tenant and their immediate family only. Keys may not be lent out or shared.
4. Tailgating is prohibited. No pool user may allow others not in their party to access the pool.
5. There is **no lifeguard on duty. All users (including children and guests) swim at their own risk.** Member or authorized tenant assumes the risk and liability for himself/herself and all children and guests for using the swimming pool without a lifeguard.
6. An adult must be present when a member of their party under the age of 18 years is using or occupying the swimming pool. Members or authorized tenants must also be present when guests are using or occupying the swimming pool.
7. **Tampering with the lock on any gate, propping the gate open** or taking any other actions which would allow free access to the swimming pool is prohibited.

8. Insurance and Texas safety regulations require that the self-latching gate entering the pool area always remains closed to prevent a child from wandering into the pool. Blocking the gate open or tampering with the lock is prohibited. The pool must be closed if the latch is not operational.
9. Each household will be assigned one key. A replacement key due to loss or theft will result in a cost of \$20.00 for a replacement.
10. No pets allowed.
11. No smoking is permitted in the pool area or the bathrooms.
12. No running in the pool or pavilion area.
13. No diving in any part of the pool.
14. The hours and days of operation for the pool shall be posted at the pool. Pool is typically open 10 AM – 8 PM Tuesday through Sunday unless otherwise posted. Pool is closed on Monday. The pool will be open on Holidays unless otherwise posted. Once opened on Memorial Day weekend, the pool will be in operation until the Labor Day weekend, unless otherwise notified. The first hour of each weekday that the pool is open is reserved for the use of seniors age 60 and over.
15. In case of emergency call 911. The 911 address for the pool is 298 Wildewood Drive, Chandler, TX 75758. If you do not have a phone, there is a 911 phone provided. This phone makes only 911 calls and is to be used ONLY IN CASE OF EMERGENCY if no other phone is available.

### **Wildewood Boat Ramp, Fishing Pier and Parking Areas**

1. The boat ramp and fishing pier are available to all members in good standing, their guests and authorized tenants and their guests.
2. Keys to the boat ramp will be issued upon request to members in good standing or their authorized tenants.
3. Overflow parking from the boat ramp is available at the Community Center. Vehicles with trailers must be parked at the North end of the parking lot.
4. Parking at the Community Center is limited to no more than 72 hours without prior approval from the board.
5. Operation of any motorized vehicle in the parking areas in an unsafe or high-speed manner is prohibited.
6. The boat ramp and fishing pier were designed for launching boats and fishing, no swimming is permitted in the area.
7. The State of Texas requires a fishing license for anyone who fishes in public waters (This includes Lake Palestine). Persons under age 17 are exempt.
8. No overnight camping or boat tie-up is permitted.

### **Maintenance Fees**

Current maintenance fees are \$84.00 per lot. They are invoiced on January 1 and delinquent if not paid by January 31. A \$5.00/month late fee may be assessed after February 1.