

Wildewood Owners Association

General Information, Rules and Regulations

Mailing Address: PO Box 415 Chandler, TX 75758

Website: www.wildewoodliving.com

Email: wildewoodboard@gmail.com

Telephone: 903-202-0964

Revised 7-8-24

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.
Effective October 1, 2024, the rental fee will be \$50.00 per day for Members in good standing or Authorized Tenants. 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.
Effective October 1, 2024, Non-members may reserve the Community Center at a rate of \$100.00 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. The renting party must pick up and return keys and clean the Community Center and remove all trash, as outlined in the rental agreement.

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

The following rules and regulations apply to all Members in good standing or Authorized Tenants, their children, and guests. Only those households who have signed the pool waiver and been issued a pool key are permitted to use the pool.

There is no lifeguard on duty. All users (including children and guests) are swimming at their own risk. No Diving!

1. The pool is available to all members in good standing, their guests, and authorized tenants and their guests. **Wildewood property owners, (including their families and their authorized tenants) who are not in good standing may not be guests** of another Wildewood property owner, (including their families and their tenants). **All Wildewood property owners, (including their families and their tenants) must use a key issued to their household.**
2. Pool key use is limited to the Members or Authorized Tenants, and their immediate families.
3. Tailgating is prohibited. No pool user may allow others not in their party to access the pool.
4. Members or authorized tenants must be present when their guests are using the pool.
5. An adult must be present when a member of their party under the age of 18 is using the pool.

6. 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.
7. 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. The latch must be 60" above the ground. Do not block the gate open. Do not tamper with the lock. The pool cannot be opened if the self-latching gate is not functioning.
8. No glass containers of any type may be brought inside the fenced areas.
9. No smoking is permitted in the pool area or the bathrooms.
10. No food or drink is allowed in the pool.
11. No running in the pool or pavilion area.
12. No diving in any part of the pool.
13. Swimmers must wear bathing suits in pool. No shorts, jeans or cut-offs allowed.
14. No pets allowed.
15. No alcohol use permitted anywhere on the property.
16. No foul language permitted.
17. The hours and days of operation for the pool shall be posted at the pool.
18. Security cameras are in use at the pool.
19. Pool will be closed in the event of inclement weather.
20. Do not swim if you have been ill with diarrhea within the past 2 weeks.
21. All children who are not yet toilet trained must wear a swim diaper along with their bathing suit when entering the water. A plastic or rubber diaper cover is highly recommended in addition to a swim diaper and bathing suit. A swim diaper or regular diaper must be worn while out of the water.
22. Changing diapers within 6 feet of the pool is prohibited.
23. Extended breath holding activities are dangerous and prohibited.

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. Wildewood property owners, (including their families and their authorized tenants) who are not in good standing may not be guests of another Wildewood property owner, (including their families and their tenants). All Wildewood property owners, (including their families and their tenants) must use a key issued to their household.
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.

IN WITNESS WHEREOF, WE HAVE HEREUNTO SIGNED OUR NAMES AS PRESIDENT AND SECRETARY OF SAID ASSOCIATION AND AFFIXED THE SEAL OF SAID ASSOCIATION THIS _____ DAY OF _____ 2024.

IN WITNESS WHEREOF, the undersigned Representatives of the Board of Directors has executed this Declaration this _____ day of _____, 2024.

Date

Raun Allen - President

STATE OF TEXAS § COUNTY OF HENDERSON §
BEFORE ME, the undersigned authority, on the ____ day of ____ 2024, personally appeared, _____, to me known to be the _____ of Wildewood Owners Association, Inc., and he/she acknowledged before me, he/she executed the same for the purposes therein expressed.

Notary Public, State of Texas
My Commission Expires:

Date

Teri Dickinson - Secretary

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COUNTY OF HENDERSON §
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