

**WILDWOOD SHORES
PROPERTY OWNERS ASSOCIATION, INC.**

FIRST AMENDED RESOLUTION ADOPTING TRAFFIC AND ACCESS RULES

The undersigned, being a duly authorized representative of WILDWOOD SHORES PROPERTY OWNERS ASSOCIATION, INC., (the "Association"), a Texas Non-Profit Corporation, pursuant to Article 1396 of the Texas Non-Profit Corporation Act, adopt the following resolution at a duly called board meeting:

WHEREAS, the Association, through its Board of Directors, has the authority to regulate the use, maintenance, repair, replacement, modification, and appearance of the Wildwood Subdivision; and

WHEREAS, Section 22.202(b) of the Texas Business Organization Code provides that "[a] corporation is considered to have vested the management of the corporation's affairs in the board of directors of the corporation in the absence of a provision to the contrary in the certificate of formation"; and

WHEREAS, Article VIII, Section 14 of the Declaration of Covenants, Conditions, and Restrictions for Wildwood Shores Subdivision, Sections I through IV, (hereinafter "Declaration") provides that the Association shall have the power to make and enforce rules and regulations governing the use of all commons and facilities. . . .[Such] rules and regulations will include, but not be limited to, rules concerning guest privileges to use of commons and any recreation facilities; speed limits on streets; type of vehicles on streets or other commons; control of noise..."; and

WHEREAS, Article V, Section 5.10 of the Declaration of Covenants, Conditions, and Restrictions for Wildwood Shores Subdivision, Sections V through XIV, (hereinafter "Declaration") provides that the Association shall have the power to enforce the provisions of the Declaration and Rules and Regulations by all lawful means, including levying and collecting reasonable fines for deed restriction violations; and

WHEREAS, the Bylaws for Wildwood Shores Subdivision provide that the Board of Directors shall have the right to adopt and publish rules and regulations governing the use of the common areas and facilities thereupon, and the personal conduct of the Members and their guest thereon, and to establish penalties for the infraction thereof; and

WHEREAS, the original Resolution Regarding Vehicle Safety was recorded in the Real Property Records of Walker County, Texas, under Volume 981 Page 609, et. seq. and amended by the Consolidated and Amended Traffic and Access Resolution recorded in the Real Property Records of Walker County, Texas, under Volume 1033, Page 434, et. seq.; and

WHEREAS, this Resolution hereby amends, consolidates, and supersedes the aforementioned Resolutions; and

WHEREAS, it is the desire of the Board of Directors to adopt Traffic and Access Rules to address several problematic issues which have arisen in the Wildwood Shores Subdivision.

NOW THEREFORE, BE IT RESOLVED THAT in consideration of the above factors and others, the Wildwood Shores Property Owners Association, Inc., acting through the Board of Directors, hereby adopts the following Traffic and Access Rules:

- 1.) A speed limit of 20 mph is strictly enforced. The speed limit applies to all motor vehicles, commercial vehicles, golf carts, 4-wheelers, dirt bikes, ATVS, UTVS, and similar vehicles.
- 2.) Traffic, both moving and parked, is confined to paved roads and drives unless the written permission of a lot owner or the Association, as applicable, is provided allowing temporary traffic (up to 48 hours) on a lot or non-paved area. Written permission must be on-file with the Association's Management Company. A maximum of one adjacent lot on each side of the requestor is allowed for off-premise parking or driving. The absence of grass caused by parking or driving will result in erosion; erosion causes fill to transfer into Lake Conroe and will be considered a violation of these Rules.
- 3.) Vehicles shall not be parked on any street so as to interfere with emergency vehicles or another owner's use of their property.
- 4.) All vehicles including, but not limited to, motor vehicles, commercial vehicles, golf carts, 4-wheelers, dirt bikes, ATVs, and UTVs must be operated by properly licensed drivers with a valid Texas driver's license. Individuals age 15 or older without a Texas driver's license may operate the same with the Texas ATV certification for Public Lands. Individuals age 14 or less may operate same with direct parental supervision in the front seat of the vehicle.
- 5.) Leisure vehicles including, but not limited to, golf carts, 4-wheelers, dirt bikes, ATVs, and UTVs, may be operated between 6:00 a.m. and 10:00 p.m. each day. Use of leisure gas-powered vehicles and all boats without mufflers between 10:00 p.m. and 6:00 a.m. is strictly prohibited.
- 6.) All owners, residents and guests shall use caution to not operate, cause to be operated or permit to be operated any radio, television, siren, car alarm, whistle, bell, or other sound amplification device, in such a manner and of such intensity and duration as to create unreasonable noise or excessive sound and which causes inconvenience and annoyance to others. This rule applies to private property as well as community property within Wildwood Shores.
 - a) All owners, residents and guests in possession of a motorized vehicle or boat with a device described above shall not cause or permit any noise emanating from the motor vehicle which is plainly audible at a distance of fifty (50) feet from the motor vehicle. The lawful use of a motor vehicle horn shall not be a violation of this section.
 - b) The following shall be exempt from noise level regulations:
 - 1) Noise caused by safety signals, warning devices and emergency pressure relief valves.

- 2) Noise caused by emergency vehicles when responding to or acting in times of emergency.
- 3) Sounds produced in connection with normal property maintenance when such sounds are customarily indicated and understood, and are within normal range appropriate for such use.
- c) The Board of Directors of the Association may approve parties or events on community property within Wildwood Shores; said parties or events may create noise or loud sounds. The Association may place restrictions on parties or events as seen fit.
- 7.) Each owner is assigned a gate code allowing entrance into the Wildwood Shores Subdivision. This gate code is to be kept private, should never be provided to anyone other than the registered Owner(s), and should never be posted for third-party access. Abuses of the gate code and/or providing it to a non-owner will result in the assessment of fines.
- 8.) All contractors and subcontractors must register with the Association's Management Company prior to accessing the Wildwood Shores Subdivision. Each contractor and sub-contractor will be assigned a gate code for entrance. Do not give out your personal gate code to contractors or guests.
- 9.) Commercial vehicles must recognize and obey the posted bridge load limit sign. An Owner will be responsible for any damage cause to the bridge, common areas, or roads caused by his/her commercial vehicle or contractors.
- 10.) Any vehicles or individuals found to have accessed the Wildwood Shores Subdivision without permission or authorization will be considered trespassers.
- 11.) An Owner who violates these Rules will be subject to a fine up to \$200.00 per documented occurrence. An Owner will also bear the cost of any legal fees and costs associated with obtaining compliance with the Rules. As a reminder, Owners are solely responsible for the conduct and actions of their residents, guests, and children. If a resident, guest, or child violates these Rules, the Owner will be held responsible and fined accordingly.

ADOPTED this 30th day of August, 2013 by a majority of the Board of Directors of the Association.

A TRUE COPY
I HEREBY CERTIFY, KARI A. FRENCH
COUNTY CLERK, WALKER COUNTY
BY [Signature] DEPUTY

WILDWOOD SHORES PROPERTY
OWNERS ASSOCIATION, INC.

By: [Signature]
S. Richard Smith, President

THE STATE OF TEXAS

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ACKNOWLEDGMENT

SDG: WILD-0001

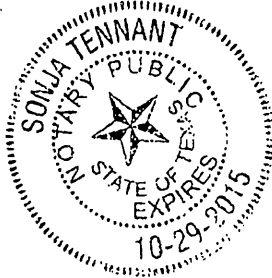
Bk	Vol	Ps
00006918	OR 1090	511

WALKER
COUNTY OF MONTGOMERY

§

Bk Vol Pg
00006918 OR 1090 512

This instrument was acknowledged before me on the 30 day of Aug 2013 by S.
Richard Smith, President of WILDWOOD SHORES PROPERTY OWNERS ASSOCIATION, INC.



[Signature]
Notary Public in and for the State of Texas

Filed for Record in:
Walker County

On: Aug 30, 2013 at 04:16P

As a
Recordings

Document Number: 00006918

Amount: 28.00

Receipt Number - 76611

By,
Harold Wilmore

STATE OF TEXAS
COUNTY OF WALKER

I, Kari A. French, County Clerk of Walker County Texas,
do hereby certify that the foregoing is a true and correct
copy of the original record and as same appears on record
In Vol. 1090 Page 509-512
of the Official records of Walker County, Texas
Given under my hand and seal of office this the 3rd
day of September 20, 13

Kari A. French, County Clerk
Walker County, Texas

By [Signature]

STATE OF TEXAS

COUNTY OF WALKER

I hereby certify that this instrument was
filed on the date and time stamped hereon by me
and was duly recorded in the volume and page
of the named records of:

Walker County
as stamped hereon by me.

Aug 30, 2013

Kari A. French, Walker County Clerk
Walker County

SDG: WILD-0001

A TRUE COPY
I HEREBY CERTIFY, KARI A. FRENCH,
COUNTY CLERK, WALKER COUNTY
BY [Signature]