

**CHANGES  
IN RED**

**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 at the POA 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 causes erosion which allows fill to be transferred into Lake Conroe and will be considered a violation of this resolution.
- 3.) Vehicles shall not be parked on any street so as to interfere with emergency vehicles or another owners' 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.) ~~Owners, residents, and guests shall at all times exercise extreme care to avoid making or permitting to be made loud, disturbing or objectionable noises and in using or playing radios, amplifiers and any other instruments or devices in such manner as they may disturb other Owners, residents, and guests of the Wildwood Shores Subdivision.~~ 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 twenty-five 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) Noises of safety signals, warning devices and emergency pressure relief valves.
    - 2) Noise of emergency vehicles when responding to or acting in time 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 WWS POA Board of Directors may approve parties or events on community property within WWS, which may create noise or loud sounds and may place restrictions on these permits as they see fit.
- 7.) Each owner is assigned a gate code allowing entrance into the Wildwood Shores Subdivision. This gate code is to be kept private, and 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 ~~termination of access~~ 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.) DELETE Commercial traffic must refrain from using secondary roads unless necessary. [All the 14 sections have been developed so there are no secondary roads.]~~
  - 11.) Any vehicles or individuals found to have accessed the Wildwood Shores Subdivision without permission or authorization will be considered trespassers.
  - 12.) An Owner who violations these Rules will be subject to up to a \$200 fine 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. [NOTE: As I understand Sarah V., all violations must go through the 3 letters. The only difference is that the violations to this Resolution are UP TO \$200 per occurrence. (Richard)]

**ADOPTED** this \_\_\_ day of \_\_\_\_\_, 2013 by a majority of the Board of Directors of the Association.

WILDWOOD SHORES PROPERTY  
OWNERS ASSOCIATION, INC.

By: \_\_\_\_\_  
Richard Smith, President

THE STATE OF TEXAS           §  
  §  
COUNTY OF MONTGOMERY   §

ACKNOWLEDGMENT

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

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Notary Public in and for the State of Texas