



VG-219-2022-2200975

**Freestone
County
Renee Reynolds
Freestone County
Clerk**

Instrument Number: 2200975

Real Property Recordings

AMENDMENT

Recorded On: March 17, 2022 09:33 AM

Number of Pages: 3

" Examined and Charged as Follows: "

Total Recording: \$30.00

******* 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: 2200975
Receipt Number: 20220317000004
Recorded Date/Time: March 17, 2022 09:33 AM
User: Jamie M
Station: Clerk Station

Record and Return To:

MIKE SANDERSON



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

AMENDED AND RESTATED MANAGEMENT CERTIFICATE –
PROPERTY OWNERS' ASSOCIATION

STATE OF TEXAS

COUNTY OF FREESTONE

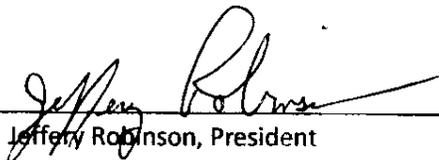
This Amended and Restated Management Certificate – Property Owners' Association (this "Management Certificate") is executed to be effective as of September 1, 2021, by and on behalf of The Wilderness Property Owners Association, Inc., a Texas nonprofit corporation (the "Association") and its Board of Directors.

1. The Association is a property owners' association pertaining to single-family residential properties and common area, all located in the following subdivision:

The Wilderness located in Freestone County, Texas
2. The lots for the homes in the Association are those lots contained in Phases I, II, III, IV, V, VI, VII, VIII, IX, X and XI of The Wilderness as more fully described in the Declaration (defined below.)
3. The declaration setting forth the restrictive covenants governing the Association and its properties is that certain Restated and Amended Declaration of Covenants, Conditions and Restrictions for The Wilderness recorded in Volume 01360, Page 00793, et seq. of the Real Property Records of Freestone County, Texas (the "Declaration").
4. There is no management company or designated manager for the Association, as the Association is governed and run by its Board of Directors. The current office manager is Carol Pyle, the telephone number for the office at The Wilderness is (903) 389-7559, the mailing address for the Association is 400 FM 416, Streetman, TX 75859, the Association's email address is wildernesspoaoffice@gmail.com and the website address for the Association's website on which copies of the Association's dedicatory instruments are published is www.wildernesshomesowners.com.
5. The Association is a mandatory property owners' association requiring payment of regular yearly assessments, water meter connection fee, a one time lot transfer fee (which, as of the date of the recordation of this Management Certificate, is \$300.00, but which may be changed by the Board of Directors at any time per the provisions of the Declaration), and any special assessments and fines which may be imposed in accordance with the provisions of the Declaration and any instrument contained in any recorded Memorandum of Dedicatory Instruments of the Association.
6. This Management Certificate is prepared and recorded in compliance with Section 209.004 of the Texas Property Code and amends, restates and completely supersedes that certain Management Certificate – Property Owners Association dated effective as of January 1, 2008 and recorded in the Official Public Records of Freestone County, Texas by and on behalf of the Association.

THE WILDERNESS PROPERTY OWNERS'
ASSOCIATION, INC., a Texas non-profit
Corporation

By: _____

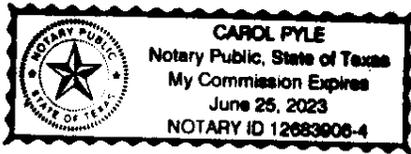

Jeffrey Robinson, President

STATE OF TEXAS

COUNTY OF FREESTONE

This instrument was acknowledged before me this the 16 day of March, 2022, by Jeffery Robinson, President and Director of The Wilderness Property Owners Association, Inc., a Texas non-profit corporation, on behalf of said corporation.

(SEAL)



Carol Pyle
Notary Public in and for the State of Texas

Carol Pyle
Print name of notary