

\*VG-116-2023-2300499\*

**Freestone  
County  
Renee Reynolds  
Freestone County  
Clerk**

**Instrument Number: 2300499**

Real Property Recordings

NOTICE

Recorded On: February 10, 2023 09:36 AM

Number of Pages: 5

**" Examined and Charged as Follows: "**

Total Recording: \$38.00

**\*\*\*\*\* 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: 2300499  
Receipt Number: 20230210000004  
Recorded Date/Time: February 10, 2023 09:36 AM  
User: Melissa S  
Station: CCLERK02

**Record and Return To:**

THE WILDERNESS HOMEOWNERS ASSOC



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

*Renee Reynolds*

GUIDANCE REGARDING PROHIBITION ON PAINTING BRICK OR  
STONE ON IMPROVEMENTS IN THE WILDERNESS

STATE OF TEXAS            )  
  )  
COUNTY OF FREESTONE    )

This Guidance Regarding Prohibition on Painting Brick or Stone on Improvements in The Wilderness is executed by the Board of Directors of The Wilderness to be effective as of \_\_\_\_\_ 2023.

The Wilderness Property Owners Association, Inc. is a Texas nonprofit corporation (the "Association") and is the property owners association governing the property described in that certain Restated and Amended Declaration of Covenants, Conditions and Restrictions of The Wilderness recorded in Volume 01360, pages 00793 through 00868 of the Official Real Property Records of Freestone County, Texas (the "Declaration").

The restrictive covenants contained in the Declaration include, without limitation, the following, each quoted in pertinent part:

"Article IV. Use Restrictions

Section 1. TYPE OF BUILDING PERMITTED

...No brick or stone shall be painted.

Section 20. RULES AND REGULATIONS

The Board shall be empowered to adopt, amend, repeal and enforce such rules and regulations, as it deems reasonable and appropriate, governing its operation and/or the use and/or occupancy of any part of The Wilderness and to establish a system of fines and penalties enforceable as special assessments... The rules and regulations described in this Section shall have the same force and effect as if set forth in and constituting a part of this Declaration, and shall be binding on the Owners, tenants and other occupants and all other persons having any interest in or making any use of the project...

NOTICE

For the purpose of providing clarity with the respect to the prohibition in the Declaration concerning the painting of brick or stone, the Board of Directors issues this guidance as notice all current and future owners of property in The Wilderness regarding its intent and interpretation.

“Painted” means the application of any material or coating (other than a clear sealant which is not visible to the eye), to exterior brick or stone on any improvement, including, without limitation, any of the following:

latex, oil based, water based or other type of paint  
stain  
limewash  
mortar  
any type of schmear  
mortar wash  
whitewash

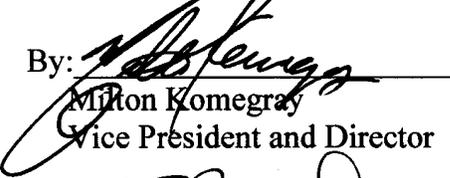
Under special circumstances, the Architectural Control Committee may, in its sole discretion, grant a written variance with respect to any of the restrictions and requirements of the Declaration, so long as it complies with the requirements of Article III, Section 9 of the Declaration.

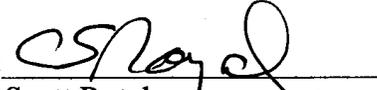
Any violation of the restrictions set forth in the Declaration as described and interpreted above will subject the owner of the property in question to enforcement of the Association's rights and remedies, at law and in equity and/or in accordance with the provisions of the Declaration and/or the laws of the State of Texas, including, without limitation, actions for injunction, specific performance, actual damages, exemplary damages, punitive damages, fines, and attorneys fees and expenses.

DATED AS OF THE DATE ABOVE SET FORTH.

**THE WILDERNESS PROPERTY OWNERS ASSOCIATION, INC.,**  
a Texas non-profit corporation

By:   
Jeffrey Robinson  
President and Director

By:   
Milton Komegray  
Vice President and Director

By:   
Scott Rotal  
Director

By:   
Vicki J. Sanderson  
Director

STATE OF TEXAS

COUNTY OF FREESTONE

The instrument was acknowledged before me this 6th day of February 2023, by Jeffery Robinson, President and Director of the Wilderness Property Owners Association, Inc., a Texas non-profit corporation, on behalf of said corporation.



Carol Pyle  
Notary Public in and for the State of Texas

Carol Pyle  
Print name of notary  
My Commission Expires: 6/25/23

STATE OF TEXAS

COUNTY OF FREESTONE

The instrument was acknowledged before me this 6th day of February 2023, Milton Kornegay, Vice President of The Wilderness Property Owners Association, a Texas non-profit corporation, on behalf of said corporation.



Carol Pyle  
Notary Public in and for the State of Texas

Carol Pyle  
Print name of notary  
My Commission Expires: 6/25/23

STATE OF TEXAS

COUNTY OF FREESTONE

The instrument was acknowledged before me this 4th day of February 2023, by Scott Royal, Director of The Wilderness Property Owners Association, a Texas non-profit corporation, on behalf of said corporation.



Carol Pyle  
Notary Public in and for the State of Texas

Carol Pyle  
Print name of notary  
My Commission Expires: 6/25/23

STATE OF TEXAS

COUNTY OF FREESTONE

The instrument was acknowledged before me this 4th day of February 2023, by Vicki J. Sanderson, Director of The Wilderness Property Owners Association, a Texas non-profit corporation, on behalf of said corporation.

Carol Pyle  
Notary Public in and for the State of Texas

Carol Pyle  
Print name of notary  
My Commission Expires: 6/25/23

