

VG-116-2025-2506388

Freestone
County
Renee Gregory
Freestone County
Clerk

Instrument Number: 2506388

Real Property Recordings

NOTICE

Recorded On: November 26, 2025 09:04 AM

Number of Pages: 4

" Examined and Charged as Follows: "

Total Recording: \$33.00

Document Number: 2506388
Receipt Number: 20251126000004
Recorded Date/Time: November 26, 2025 09:04 AM
User: Camille H
Station: CCLERK02

***** 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: 2506388
Receipt Number: 20251126000004
Recorded Date/Time: November 26, 2025 09:04 AM
User: Camille H
Station: CCLERK02

Record and Return To:

WESLEY DENNING



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 Gregory
Freestone County Clerk
Freestone County, TX

Renee Gregory

**GUIDANCE REGARDING MATERIALS USED ON DRIVEWAYS
IN THE WILDERNESS**

STATE OF TEXAS.)
)
COUNTY OF FREESTONE)

**This Guidance Regarding Materials Used on Driveways in the Wilderness
effective November 25, 2025**

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:

...Driveways must consist of concrete, stone, brick, or asphalt. Asphalt driveways must be kept in good repair...

...Subject to the requirements of Article III, Section 9, the Architectural Control Committee shall have the authority, acting for specified reasons, to grant exceptions in writing to the above and to develop policies and guidelines with respect to implementing the above restrictions, all subject to approval by the Board.

ARTICLE III. ARCHITECTURAL AND LANDSCAPE CONTROL

Section 2. The Board is hereby authorized to decide upon, publish and enforce specific building and/or landscaping standards and to amend same from time to time enforce any building or fire codes, or any rules, restrictions or requirements concerning the construction of buildings or other improvements or landscaping in or related to the project, and/or concerning matters of unsightly appearance or construction or alterations not consistent with an upscale single-family residential community, whether imposed by this Declaration, the Board, the Architectural Control Committee, ...

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; provided, however, that the rules and regulations shall not be inconsistent with this Declaration. A copy of such rules and regulations, as they may from time to time be adopted, amended or repealed shall be mailed or delivered to each Owner promptly after such action is taken and shall be available at the principal office of the Association. 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 in the respect of "Driveways" concerning accepted materials

"Driveways must consist of concrete, stone, brick, or asphalt."

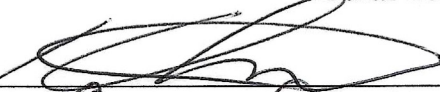
"consistent with an upscale single-family residential community"

The Words "Concrete, Stone, Brick and Asphalt" are considered a solid surface. Gravel of any type is not considered a solid surface and is not an approved material for permanent driveways. Gravel may be used with an approved permit for temporary use while building or prior to building a house to protect the roads edge while entering and exiting the lot. All gravel used for temporary surfaces prior or during construction must be removed or covered with an allowed solid surface within 150 days after completion of construction.

DATED AS OF THE DATE ABOVE SET FOURTH.

The Wilderness Property Owners Association, Inc.

a Texas non-profit corporation.

BY:  . Kevin Smith, Sr. Vice President

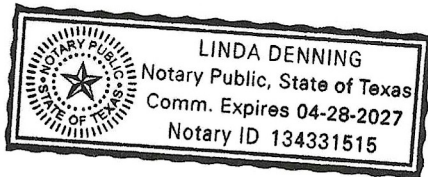
BY:  . Andy Ditterline, Vice President

BY:  . Dan Eubanks, Secretary/Treasurer

STATE OF TEXAS

COUNTY OF FREESTONE

This instrument was acknowledged before me this 25th day of November 2025, by Kevin Smith, Sr. Vice President of The Wilderness Property Owners Association, Inc., a Texas non-profit corporation, on behalf of said corporation.

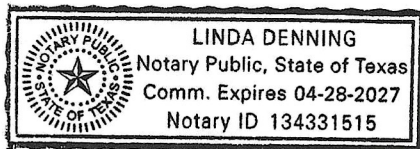


Linda Denning
Notary Public in and for the State of Texas
LINDA DENNING
Print name of notary
My Commission Expires: 4/28/2027

STATE OF TEXAS

COUNTY OF FREESTONE

This instrument was acknowledged before me this 25th day of November 2025, by Andy Ditterline, Vice President of The Wilderness Property Owners Association, Inc., a Texas non-profit corporation, on behalf of said corporation.

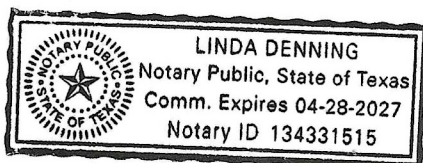


Linda Denning
Notary Public in and for the State of Texas
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Print name of notary
My Commission Expires: 4/28/2027

STATE OF TEXAS

COUNTY OF FREESTONE

This instrument was acknowledged before me this 25th day of November 2025, by Dan Eubanks, Secretary/Treasurer of The Wilderness Property Owners Association, Inc., a Texas non-profit corporation, on behalf of said corporation.



Linda Denning
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