

# RULES AND REGULATIONS

Governing the Use of Community Facilities of  
WILDWOOD RESORT CITY

ADOPTED OCTOBER 2019

# WILDWOOD RESORT CITY – RULES AND REGULATIONS

## Governing Use of Community Facilities

October 2019

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### **ARTICLE I - General**

#### **1. PURPOSE**

All community facilities of Wildwood Resort City are provided for the exclusive use by property owners and their guests. No changes, add-ons, refurbishing or alterations may be made to WPOA property without prior approval of the Board of Directors.

#### **2. DEFINITIONS**

The term "Property Owner" will be defined as any person or persons, firm, corporation, or other entity that owns, of record, property within WPOA. Property owner privileges will be extended to minor children, adult unmarried sons and daughters (if they are bona fide students of a college or university) and other relations (parents, sons and daughters-in-law and grandchildren) who are permanent members of the household.

Any corporation, trust, partnership, or other unincorporated entity, which is an Owner, shall designate an appropriate person to exercise voting rights.

A "Guest" must be specifically invited by a member of the property-owning family and must be cleared through the Main Gate by the property owner. NO property owner may issue a blanket invitation to a group of persons.

#### **3. WINDSHIELD STICKERS FOR MOTORIZED VEHICLES**

Property owners, upon submitting the required information on the WPOA Window Sticker Application Form and proof of ownership, will be issued decals for the windshields of their motorized vehicles, other than golf carts and side by sides (UTVs). An application form must be filled out and submitted for each individual vehicle. These stickers are sequentially numbered, and each sticker must be affixed to the vehicle it is issued for. Additional decals may be obtained from the Business Office; no decals will be issued for other members of property owner's family with the exception of children living in their home. These decals will be attached to windshields above the state inspection sticker. This is an identification which will be honored by the Compliance Officer at the main gate of the Resort City enabling the owner to pass through the gate without having to stop at the gate to notify the Compliance Personnel that they are in fact a property owner. WPOA car stickers must be displayed on vehicles within 30-days of issue.

Since these decals are issued for the protection of the property owner, he/she is requested to remove them from the windshield of any automobile, which is to be sold. Additionally, property owners and/or tenants leaving Wildwood permanently are requested to turn their stickers in to the office.

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Those vehicles with out of date stickers will be stopped and the owners will be instructed by the Compliance Personnel at the main gate to obtain an up to date sticker from the office or be prepared to be stopped each time they approach the gate.

#### **4. PROPERTY OWNER’S RENTAL PROPERTY**

- a. Homeowners renting or leasing their property to others must provide the completed Rental Information Sheet to the office prior to the tenant(s) occupying the property. The completion of this sheet assigns “Associate Membership” privileges to the tenant(s).
- b. Tenants renting or leasing property in Wildwood, but who do not own property in Wildwood, are "Associate Members" and may participate in the privileges, provided the property owner, per the completion of the Rental Information Sheet, extends those privileges to the tenant(s).
- c. Though this document extends those privileges to the tenant(s), the owner still assumes personal responsibility for the conduct of these Associate Members. This document does not give voting privileges to Associate Members.
- d. The property owner is responsible for all WPOA assessment fees as well as water and sewer charges. Should tenant’s water service be disconnected due to non-payment of WPOA water charges, only the property owner may make arrangements to have the service reconnected. WPOA office personnel will deal only with the Property Owner. Tenants may not arrange for reconnection in the WPOA office.
- e. Each Property Owner is required to provide a signed copy of the Lease Agreement to WPOA no less than two weeks prior to the tenant occupying the premises and no less than two weeks prior to any renewal or extension of the Lease Agreement. Actual financial information on the lease may be redacted.
- f. Failure to comply with the above will result in penalties as per the current fee structure and loss of privileges.

#### **5. GUESTS**

Guests may use community facilities of Wildwood on the following conditions:

- a. Property owner advises Main Gate of expected guests.
- b. They are accompanied by a property owner or bona fide member of his family.
- c. They are invited by WPOA for special promotions or activities.

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- d. They are included in a special party arranged in compliance with special rules to be outlined in other sections of these regulations.
- e. Property owners will assume full responsibility for actions and conduct of their guests and will be liable for any property damage inflicted by guests.
- f. Exceptions to the above include visitors to the golf course and/or restaurant only. Special passes are granted to these guests.

### **6. COMPLIANCE DEPARTMENT**

Compliance officers are employed by WPOA to supervise activities at community facilities. They, and/or other representatives of WPOA, will have full access to all community facilities at all times, whether the facilities are in general use or have been reserved by individual or group for private use.

The officers will enforce general rules of good conduct and will be responsible for service of facilities. This service is provided for the benefit and protection of the property owners. Any infraction of rules should be reported to the Compliance Department (Compliance).

- A. Only WPOA Employees are allowed to be in the guard house at the main gate.
- B. All records at the main gate are confidential. If information is required, a written request will need to be given to WPOA management.
- C. All employee and unlisted resident phone numbers will not be given out unless approved by a supervisor.

### **7. CONDUCT**

Property owners and/or guests who display a flagrant disregard for Rules and Regulations will be permanently denied the use of all community facilities of Wildwood. Offenders will first be informed of their infractions and warned against any further misconduct. Second offenders will receive individual attention.

Harassment of Wildwood Employees by residents and/or guests in any way, shape or form will not be tolerated. Instances of harassment will be documented and considered a flagrant disregard for Rules and Regulations and will be addressed as discussed above.

### **8. FINES FOR VIOLATIONS**

The Association may assess fines for violations of the restrictive covenants contained in the Wildwood Resort City Dedication and Restriction and/or Rules and Regulations, including

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traffic violations, other than non-payment or delinquency in assessments, in amounts to be set by the Board of Directors, which fines shall be secured by the continuing assessment lien set out in this Declaration.

**There will be an initial violation letter sent to owners for correction before the fine process takes place. Owners will have 10 days to correct violation or appeal to violation committee. If not corrected the following fines will apply until violation is resolved.**

### **FINES STRUCTURE AND PROCEDURES:**

- Violation Issues: A certified letter generated by Compliance with copy of the violation attached. There will be a \$50 fee charged for violation at this time. You will have 10 days to correct violation and pay fine.
- After 10 days if not corrected: A certified letter generated by Compliance with a copy of the violation and copy of the receipt of the initial certified letter. There will be a \$100 fee charged for the continued or repeated violation at this time. You will be given 30 days to comply with the violation and pay violation fees of \$150.
- After 30 days if not corrected: A certified letter generated by Compliance with a copy of the violation and copy of the receipts of the previous certified letters. There will be a \$200 fee charged for the continued or repeated violation at this time. You will be given 30 days to comply with the violation and pay violation fees of \$350.
- After 3rd attempt to have violation resolved: A certified letter generated by Compliance with a copy of the violation and copy of the receipt of the initial certified letters will be sent to attorneys for legal action to resolve violation. There will be a \$400 fee charged for the continued or repeated violation at this time for fee totals of \$750. Each month the continued or repeated violation occurs will result in an additional \$400 fee.

In addition to the duties imposed by the Dedications and Restrictions for Wildwood Resort City, Texas law or by any resolution of WPOA that may hereafter be adopted, the Board of Directors of WPOA shall have the power to establish policies relating to, and shall be responsible for making and amending rules and regulations and promulgating, implementing and collecting fines for violations of the Rules and Regulations of Wildwood Resort City.

## **9. LIABILITY**

Wildwood will not be responsible for loss or damage to private property. This rule applies to property owners and/or their guest(s). As previously stipulated in Item 5, property owners will be held liable for any damage inflicted on community facilities by their guests.

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### **10. TRAFFIC REGULATIONS**

Posted speed limits will be observed and maintained in all areas of Wildwood Resort City by all vehicles approved to operate in Wildwood Resort City. This posted speed limit applies to all paved and unpaved roads. In any case, all regulations as listed below are binding. Non-compliance with these Traffic Regulations will result in fines being levied against the property owner per Article 1, Section 8 of this document.

- A.** All stop signs, no parking areas, yield, or any other traffic control devices will be observed and complied with as outlined in the latest edition of The Texas Transportation Code.
- B.** Non-licensed dune buggies, non-licensed dirt bikes, go-carts, motorized scooters, three and four wheeled ATV's are prohibited to operate on all paved/unpaved roads in Wildwood. Only management may grant exceptions.
- C.** Trucks of more than ten (10) ton capacity must use the low water crossing, when passable, in lieu of the wooden bridge.

#### **D. Golf Carts**

- a. All golf carts that have not purchased a yearly golf course cart fee are required to obtain a yearly permit to operate on Wildwood streets.
- b. Yearly golf cart stickers are available at the WPOA office, and must be affixed to the golf cart prior to driving on Wildwood Streets. Please note that these stickers are sequentially numbered, and must be used only on the golf cart they are issued to.
- c. All golf carts must have a rear-view mirror, and, if driven at night, operable head lights and tail lights.
- d. Those persons who are 16 years of age and older with a valid driver license may drive a motorized cart on the streets and those areas accessible by the public of Wildwood unless such person has had his or her license to operate a motor vehicle suspended or revoked by the state which issued said license in which case such person shall not be permitted to operate a motorized cart on the streets and those areas accessible by the public during the time of suspension or revocation.
- e. All operators shall abide by all State of Texas traffic regulations applicable to vehicular traffic when using the streets and those areas accessible by the public in Wildwood.
- f. Golf carts shall only carry the number of passengers equal to the number of seats on the cart.

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### E. Utility Vehicles (UTVs / Side by Sides / Rhinos / Arctic Cats / RZR's / Mules / etc...)

**Wildwood supports adherence to Texas State Laws and Manufacturer's Recommendations with respect to the operation of Utility Vehicles.**

**Additionally, for any Utility Vehicle to operate on Wildwood Streets:**

- a. Utility Vehicles will be allowed to operate on Wildwood streets only for the purpose which they are manufactured and intended – i.e. hauling trash to the dump, pulling trailers hauling trash to the dump, hauling materials for work purposes, pulling trailers in Wildwood parades, etc.
- b. Law Enforcement personnel and Maintenance personnel are exempt from the restrictions in “a.” above.
- c. Joy riding and/or general transportation in Utility Vehicles is not permitted.
- d. All Utility Vehicles must obtain an annual permit and affix it to the vehicle prior to operating on Wildwood roads.
- e. Utility Vehicle drivers must be 16 years of age, and have a valid driver license to operate on Wildwood roads.
- f. All Utility Vehicles must have functional head lights, tail lights, and a rearview mirror.
- g. All Utility Vehicles must obey all standard rules and regulations for automobiles.
- h. All Utility Vehicles must stay on roads at all times. **NO MUDDING. NO EXCEPTIONS.**
- i. All Utility Vehicles must have a spark arrestor.
- j. Due to muffler noise, a curfew of 10:00PM until 7:00AM daily will be enforced. Exhaust noise level must be less than 92DB at 4,000 rpm, 20 inches from exhaust.
- k. The noise level must be confirmed by Wildwood Compliance Personnel prior to the issuance of the annual permit, and is subject to reinspection upon suspicion of non-compliance.

### 11. TRASH PICK UP

In order to eliminate possible fire hazards, property owners are not allowed to burn refuse on their lots. All trash and refuse placed on the front of the lot will be picked up and hauled away.

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Two or more loads will be charged at the current underbrush load rate.

Only Class 4 trash is permitted in the dump. This consists of "nature" derived materials, i.e. tree limbs and cuttings, etc. By state ruling, no building materials, wet garbage, plastics, appliances or machinery are allowed.

The key to the dump must be picked up at the Main gate and the load to be dumped must be inspected by the Compliance Officer prior to dumping. Non-adherence to this regulation will result in the State closing our dump permanently.

**12. PETS**

- A. Pets will not be allowed to run loose in Wildwood Resort City. Violations of this article are subject to fines per Article 1, Section 8 of this document.**
- B. All pets must be properly vaccinated and tagged.
- C. Property owners will be held responsible for their pets and must take any precautions necessary, including a fence, to prevent them from becoming a general annoyance or nuisance to the community.
- D. Wildwood does not have animal control facilities to house stray pets.

**13. FAIR HOUSING ADMENDMENTS ACT**

- A. Residences within Wildwood Resort City shall be used exclusively for single-family residential purposes, except for the property previously designated as commercial tracts. The term “single-family” as used herein shall refer not only to the architectural design of the residence but also to the permitted number of inhabitants, which shall be limited to a single nuclear family, as defined below.
- B. No multi-family dwelling may be constructed. No building, outbuilding or portion thereof shall be constructed for income property, such that tenants would occupy less than the entire residence. It is permitted for tenants to lease a residence in Wildwood Resort City leasing the entire land and improvements comprising the home site.
- C. No residence shall be occupied by more than a single nuclear family. For purposes of these restrictions, a single nuclear family shall be defined as any number of persons related within the second degree of consanguinity or affinity, living with no more than one (1) person who is not so related as a single household unit and one household employee of such household unit. It is not the intent of the WPOA to exclude from a residence any individual who is authorized to so remain by any state or federal law. If it is found that this definition, or any other provision

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contained in this declaration is in violation of any law, then this Section shall be interpreted to be as restrictive as possible to preserve as much of the original section as allowed by law.

### **14. GENERAL NUISANCES**

- A. No portion of any property within Wildwood Resort City (Property) shall be used, in whole or in part, for the storage of any property or thing that will cause it to appear to in an unclean or untidy condition or that will be obnoxious to the eye; nor shall any substance, thing, animal, or material be kept upon any portion of the Property that will emit foul or obnoxious odors or that will cause any noise or other condition that will or might disturb the peace, quiet, safety, comfort, or serenity of the occupants of surrounding home sites or Common Areas.
- B. No noxious, illegal, or offensive activity shall be carried on upon any portion of the Property, nor shall anything be done thereon tending to cause embarrassment, discomfort, annoyance, or nuisance to any person using any portion of the Property.
- C. There shall not be maintained any plants, animals, device or thing of any sort whose activities or existence in any way is noxious, dangerous, unsightly, and unpleasant or of a nature as may diminish or destroy the enjoyment of the Property.
- D. No outside burning of leaves, trash, garbage or household refuse shall be permitted within the Property. Outdoor fireplaces or pits may be used for recreational purposes only. Only natural logs, sticks or composite logs manufactured for fireplaces may be burned. Construction material and/or formed lumber (2x4s, etc.) are not allowed to be burned. These fires must be attended at all times. If found unattended, a compliance officer will extinguish the fire.
- E. A permit is required for the use and discharge of firecrackers and other fireworks within the Property. The main gate will issue permits and determine areas that may be used for this purpose.
- F. It shall be the responsibility of each Owner to prevent the development of any unclean, unhealthy, unsightly, or unkempt condition on his or her lot or residence.
- G. The pursuit of hobbies or other activities, including specifically, without limit the generality of the foregoing, the assembly and disassembly of motor vehicles and other mechanical devices, that might tend to cause disorderly, unsightly, or unkempt conditions, shall not be pursued or undertaken on any visible part of the Property.
- H. Notwithstanding the above, the disassembly and assembly of motor vehicles to perform repair work shall be permitted provided such activities are not conducted on a regular or frequent basis, and are either conducted entirely within an enclosed garage, or if conducted outside, are begun and completed within twelve (12) hours.

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- I. Drones – The operation of drones inside Wildwood is strictly prohibited due to Federal airport and helipad regulations.

### 15. NON-PERMITTED USES

- A. No business nor business activity, whether for profit or not, shall be permitted in or on any single-family residence, except that an Owner or occupant may conduct business activities that are merely incidental to the Owner’s residential use within a Dwelling so long as:
  1. the existence or operation of the business activity is not apparent or detectable by sight, sound or smell from outside the Dwelling;
  2. the business activity conforms to all zoning requirements and other restrictive covenants applicable to the Property;
  3. the business activity does not involve visitation of the residence by clients, customers, suppliers or other business invitees or door-to-door solicitation of residence of Wildwood Resort City; and
  4. the business activity is consistent with the residential character and does not constitute a nuisance, or a hazardous or offensive use, or threaten the security or safety of other residents of Wildwood Resort City, as may be determined in the sole discretion of the Board of Directors of WPOA. **A day-care facility, home day-care facility, nursery, pre-school, beauty parlor, barber shop or other similar facility is expressly prohibited.**
- B. The terms “business” and “trade” as used in this provision shall be construed to have their ordinary, generally accepted meanings and shall include, without limitation, any occupation, work or activity undertaken on an ongoing basis that involves the manufacture or provision of goods or services for or to other persons other than the provider’s family, regardless of whether:
  1. such activity is engaged in full or part-time
  2. such activity is intended to or does not generate a profit; or
  3. a license is required therefore. Notwithstanding the above, the lease of the entire residence shall not be considered a trade or business within the meaning of this Section. This Section does not apply to any activity conducted by the WPOA, or by a Builder with approval of the WPOA, with respect to its development and sale of the residence.
- C. No business vehicles displaying commercial signs or advertising shall be permitted to be parked within public view in Wildwood Resort City, other than service vehicles contracted by owner of residences to perform specific services.

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- D. No vehicles with more than two axles shall be permitted to be parked or stored for a period in excess of twenty-four (24) hours in a residential section of Wildwood Resort City, without prior written permission of the WPOA, whose approval will be issued as it sole and absolute discretion. No tractor-trailers are allowed inside Wildwood except for deliveries.
- E. No livestock, domestic or wild animals, nor plants or crops shall be raised on any residence for the purpose of breeding or selling same, whether for profit or not. Exchange of such animals, plants or produce for anything of value to the seller shall constitute a sale of the merchandise and therefore prohibited under this provision.

### **ARTICLE II - STABLES**

- 1. Resident property owners who own horses may rent stalls for their animals. Arrangements for horse(s) must be made through the Business Office prior to bringing animals into Wildwood. Each stall will include a private tack (feed) room. Each owner must assume full responsibility for veterinarian services.
- 2. Monthly stall rental fees include a pasture and stall space, one horse per stall.
- 3. Fees are due and payable monthly, in advance, and must not be delinquent. Stables are “common property” and delinquency of ANY fees to WPOA denies the right to use the common property. Stalls will be locked up if delinquency accrues.
- 4. No horse will be allowed to use the stables or pastures in Wildwood Downs without a certificate of a negative Coggins Test on record at the WPOA Business office. Horses already at Wildwood Downs will be required to have a Coggins Test done every year with the certificate filed with WPOA. There can be a lapse of no more than 60 days.
- 5. VEWT vaccination – It is suggested that Venezuela Eastern Western Tetanus and the West Nile vaccination be given once per year.
- 6. Horses should be wormed at least every six months for the well being of all horses at Wildwood Downs.
- 7. No more than 22 horses shall be permitted at Wildwood Downs. A maximum of six horses will be allowed in pastures two & three and a maximum of five horses in pastures one & four.
- 8. No ungelded male horses (studs) will be allowed at Wildwood Downs. If any animal is adjudged too unruly, the owner will have to remove it upon the request of WPOA.
- 9. No horses will be fed within 500 feet of water well, and no horses will be pastured within 50 feet of water well.
- 10. Horses are not to be ridden on the beach, the golf course, the airstrip, or any residential lawns (private property). Horses may be ridden on the areas from the approved map.

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11. All stalls should be mucked out and kept clean and presentable. All manure should be carried to the manure pile on side of stables. There will be no mucking out at the back of the stables.
12. There shall be no parking in front of the stables. Parking is allowed along sides of entrance road only. No vehicles of any kind are allowed on grassy area in front of the stables.
13. Stable area is to be kept clean. Trash is to be put in trash barrels.
14. There shall be no riding of horses in the grassy area in front of the stables. This area is for grooming and saddling only. Horses are to be mounted across the road from the stables.
15. Horses that are out of pastures or stalls must be under the control of the handler at all times, by either a halter, bridle or lead rope.
16. Children under 10 years of age must be supervised by an adult at all times.
17. No alcoholic beverages or drugs of any kind are allowed at the stables.
18. There shall be no smoking inside the stables.
19. Loud, rowdy behavior, or foul language will not be tolerated. Violators will be asked to leave.

### **ARTICLE III - SWIMMING BEACH**

1. The swimming beach area will be open from daylight until 10:00PM Sunday through Thursday, and from daylight until Midnight Friday and Saturday.
2. The area designated for swimming at the beach is roped off for easy definition and swimmers will not be allowed outside this area.
3. Swimming to the island is prohibited.
4. Guests will be required to register at the Main Gate and will be accompanied by the property owner, who will have full knowledge of the location of the guest(s) for whom they are responsible.
5. Reservations and fee payment must be made in advance for beach parties to be attended by more than ten persons.
6. Small children will not be allowed to swim unless attended by an adult or some other competent swimmer.

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7. Swimming during electrical storms is prohibited. Compliance patrol has the authority to determine when these danger periods exist.
8. No automobiles, bicycles, motor scooters, horses, golf carts, or any other forms of conveyance will be allowed on the beach.
9. No animals will be allowed in the lake or allowed to run loose on the beach. Animals must be cleaned up after.
10. No boats or other hazardous floating objects may enter the swimming area.
11. No glass bottles or glasses will be allowed on the beach or in the water.
12. Restrooms, showers and dressing rooms are provided for property owners and their guests. Wildwood Maintenance will maintain these facilities and keep them clean. Any needs, or any disorderly conduct within these facilities, should be reported to the Main Gate.
13. No open fires are allowed on the beach.

### **PAVILION**

1. The pavilion is for the exclusive use of property owners and their guests and will be available on a first-come first-serve basis unless reserved in advance and fee paid.
2. Reservations for the exclusive use of the Pavilion may be made at the Business Office.
3. The Pavilion may not be reserved on occasions when such a reservation for limited use might interfere with general community activities.

### **CHILDREN'S PLAYGROUND**

1. Only children 12 and under are permitted on the playground equipment. An adult must supervise children under the age of 8.
2. No glass containers are allowed within the enclosed area.
3. All refuse must be placed in trash container.

### **ARTICLE IV - PICNIC AREAS**

1. All refuse must be placed in trash containers.

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2. No open fires are permitted. All cooking must be done in pits, which have been provided.
3. No flowers or shrubbery may be removed from any park or picnic area.
4. All vehicles will be parked in designated areas and will not be operated in park.
5. Overnight camping is prohibited.

### **ARTICLE V - LAKE KIMBLE**

Wildwood Property Owners and their guests may use the facilities of Lake Kimble, a private lake, on the following conditions:

1. Owners of watercraft must purchase stickers from the Main Gate or the Business Office before they are put in the water. Daily and 1-day to 7-day passes may be purchased from the Main Gate; however, annual stickers for property owners must be purchased from the Business Office. Stickers must be displayed next to Texas sticker or on left hand side of watercraft if there are no Texas numbers.
2. The southern portion of the lake, beginning at the dam and extending northward to the Sign on Barrels, "no skiing or wake beyond this point", shall be designated as the ski and pleasure craft area. All boats operated in this area should be launched from the ramp on the eastern shore near the entrance to the beach. Ample parking space for automobiles and boat trailers has been provided in this area.
3. When more than one watercraft is being operated in the ski and pleasure craft area, a traffic pattern counter-clockwise around the island must be followed.
4. Recognized procedures of water safety must be observed at all times. When a skier falls, he/she should give a proper signal if he/she is safe and unharmed, and all other watercraft in the area must vary their courses, if necessary, to insure his/her safety.
5. When special events are scheduled, all non-participating watercraft must stay clear of the ski and pleasure craft area.
6. Under no circumstances will a watercraft enter the adjacent beach swimming area, which is clearly defined by barrels and cable. Additionally, under no circumstances shall a watercraft be allowed to circle the island faster than idle speed.
7. All watercraft operating on Lake Kimble must be equipped with adequate life preservers and must comply with regulations set up by the U. S. Coast Guard.
8. A property owner may take his watercraft or jet ski to his private dock in the fishing area provided he/she idles the motor to create a minimum disturbance for fishermen and operators of

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smaller watercraft. The same precautionary measures must be observed even if no other boats are within view and **UNDER NO CIRCUMSTANCES WILL AN OPERATOR BE ALLOWED TO PROCEED AT HIGH SPEED WITHIN THE FISHING AREA.**

9. No jet motors will be allowed in Lake Kimble with the exception of jet skis, which are to be used in the sport boating area only. No houseboats or rafts will be allowed on the Lake either temporarily or permanently. Submerged watercraft will not be allowed.
10. All watercraft are required to use an all-round white light when they are on the lake between sunset and sunrise.
11. No noxious or offensive activity shall be permitted upon the Lake, nor shall anything be done thereon which may be or may become an annoyance to other persons using the Lake. Any action or use of the Lake, not specifically mentioned but which is deemed by the Board of Directors to be injurious or hazardous, shall be prohibited.
12. Trash, garbage or other waste shall not be disposed of in or around the Lake. Leaves, grass clippings, or other yard clippings shall not be disposed of in or around the Lake.
13. Pumping of water from the lake is prohibited. No manual, electric or gas-powered pumps will be allowed to draw Lake water for the private use of members. Such private use includes by way of illustration but not limitation: irrigation, cleaning, swimming pools, Jacuzzis, spas, hot tubs, etc.
14. Members who have swimming pools will not be permitted to discharge or drain pool water into the Lake. Hot tubs, spas and Jacuzzis are also prohibited from draining or discharging into the Lake.
15. Chemicals, fertilizers and pesticides shall not be placed in or around the Common Area surrounding the Lake by any Owner. Members should be aware of the dangers involved with runoff into the water. Tree limbs and other objects shall not be installed in the Lake for the use of the fishery unless approved.
16. No person shall use the Lake while consuming or while under the influence of drugs or alcoholic beverages.
17. All persons using the Lake shall act in a sportsmanlike manner at all times.
18. Each Owner and occupant of any Lot and each Owner and occupant on behalf of their tenant, guest and invitee of an Owner, as applicable, acknowledges and understands that the Association, its Board of Directors, Declarant or any successor declarant are not insurers and that each Owner and occupant of any Lot and each tenant, guest and invitee of any Owner assumes all risks for the loss or damage to persons, and further acknowledges that the Association, its Board of Directors, Declarant or any successor declarant has made no representations or warranties nor has any Owner, occupant, tenant, guest or invitee relied upon any representations or warranties, expressed or implied as to the safety of the Lake.

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19. Each Owner and occupant of any Lot and each Owner and occupant on behalf of their tenant, guest and invitee of an owner shall indemnify and hold harmless the WPOA, its Board of Directors, Declarant or any successor declarant for all loss or damage to persons who use the Lake and the surrounding Common Area.
20. Enforcement of these rules and regulations shall be by the Board of Directors of the WPOA. The Board, at its discretion, may delegate the power to interpret and the duty to enforce these rules and regulations to a duly appointed committee.
21. The Association shall have the right to impose reasonable fines for violations and prohibited use of the Lake by those who violate Rules on one or more occasions, subject to notice and a right to a hearing.
22. A WPOA Compliance Officer can determine the number of boats that can safely operate on the lake, and require boats to take turns using the lake if necessary.

## **FISHING**

Wildwood Resort City property owners and their guests, as defined in Article I, shall be privileged to fish in Lake Kimble, subject to the following regulations and restrictions:

1. Wildwood promotes catch and release only on bass. All largemouth bass caught less than 25.0 inches must be released and all other species caught must be retained regardless of size, as applicable by State law.
2. The northern portion of the lake, extending from the sign on barrels, "no skiing or wake beyond this point", and including Raccoon Run, has been designated as the fishing area.
3. Watercraft operating in this area shall proceed at slow speeds in order that other watercraft, either occupied or tied up at a pier, will not be rocked by their wakes. Motor size will not be subject to regulation, except no jet motors, excluding jet skis. (See Article V, Paragraph 7 and 10).
4. Criss-crossing or churning of the water is prohibited. A watercraft should not turn in such a manner that it will repeatedly cross its own wake.
5. If the operator of a watercraft is deemed unruly by a Wildwood Compliance Officer, he/she must abide by that decision. Violations may result in cancellation of lake privileges.
6. All fishermen should abide by all local, state or federal fishing rules and regulations, including WPOA promotion of catch and release only for bass. Texas Game Laws prevail in size and number of sport fish kept.
7. Guests are subject to the same regulations as property owners and the owner is liable for conduct of his guests.

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8. All minors, whether guest or children of property owners, are the responsibility of their parents and/or their hosts while in the fishing area, and all must be aware of the rules of fishing courtesy and water safety.
9. Watercraft will not be stored on any community property (including docks at boat ramps). Watercraft left unattended will be impounded and a storage fee will be imposed.
10. Private docks on individual lots should not be used without owner's permission.
11. All fishing tournaments must be sanctioned by the Lakes Committee. Rules should include, but not restricted to the following:
  - a. No contestant may use or possess alcoholic beverages and/or illegal drugs during tournaments. Anyone doing so will immediately be disqualified from the tournament and have to leave.
  - b. Life jackets and an active kill switch must be worn when a motor is being used. Each contestant must hold a current valid fishing license.
  - c. All water safety equipment will be furnished by the boat owner or operator.
  - d. No fish less than 14 inches may be retained. No more than five (5) fish per day may be weighed in. All fish must be weighed alive. A contestant who has a dead fish will be penalized two (2) ounces at weigh-in. All fish will be released at weigh station.
  - e. No tournament shall exceed 12 hours. All fish must be weighed twice a day. The person or group sponsoring the tournament shall be responsible for furnishing weigh-in personnel and scales at the weigh station.
  - f. The number of boats shall not exceed 25; the number of contestants per boat is not restricted. All contestants must sign an entry form. One-half of the entry fees will go to prizes; remaining half will be turned over to the Lakes Committee to be used for the enhancement of the lake facilities.
12. No fish are allowed to be taken by means of bow and arrow.

## **ARTICLE VI - GOLF COURSE REGULATIONS**

1. Wildwood is not a public golf course, but is classified as a semi-private course.
2. Only property owners in good standing and their minor children or adult sons and daughters still in school are eligible for resident rates.
3. The immediate family of a resident (parents, children, sons-in-law, daughters-in-law, and grandchildren) shall be charged the same fee as residents who pay by the game and may ride

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residents' registered carts without the resident being present. A registered golf cart is one that pays an annual cart fee.

4. Green fees are set by the Board of Directors and are applicable to all members, guests, and outside players, unless declared otherwise by the Board of Directors.
5. A resident must pay an annual cart fee for carts used on the course or a drop fee each day. Nonresidents must pay a drop fee each time their cart is used on the course. All golf cart drivers must be 16 years old and hold a valid driver's license to rent a Wildwood Golf cart.
6. Access to the course by high school teams shall be limited to Kountze, Warren and Lumberton High Schools. These three schools may play twice a week with no more than five players and one coach on the course at one time. Access to the course under above rules shall cease when golf season for the school's end, at which time current green fee rates will apply. Coaches will be responsible for students' etiquette on the course and in the clubhouse.
7. Children under 12 years old must be accompanied by an adult. Children may not use golf course as a playground.
8. All golfers must check in and sign the register in the pro shop before playing golf.
9. Hunting lost golf balls on the course or lakes is not permitted except for locating your ball if lost or retrieving it from lake while playing.
10. No practicing is permitted on the golf course. Use the practice range or putting green for practicing.
11. Loose pets are not allowed on the golf course.
12. Only authorized WPOA vehicles are permitted on the golf course.
13. Shirts and shoes must be worn at all times. Men's shirts must have sleeves and proper attire will be required. Cut offs, muscle shirts and flip-flops are not allowed on golf course.
14. Residents are responsible for their guests while on the course.
15. Do not drive carts on private property surrounding the golf course. Keep golf carts on the cart paths near greens and tee boxes except if driving a handicap signed cart, even then try to respect the greens and tee boxes. Use cart paths where provided and observe and obey all posted signs on the course.
16. Take care of the golf course by not littering, repairing all divots, and raking sand traps after use. Do not lean on flagsticks or jam putter in green.
17. No more than five players will be allowed in a group.

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18. Single players and twosomes have no priority on the golf course. The pro shop will make every effort to group weekend golfers in foursomes, but twosomes will not be prohibited.
19. Each player must have his/her own bag with at least four clubs, including putter.
20. Walkers are allowed at any time, but a maximum of four walkers to a group will be enforced.
21. Property owners and non-property owners will be given seven days to make tee time reservations. One property owner will be limited to three consecutive tee times. After those tee times, a gap of three single group tee times must be left open for non-members before that property owner member can make more tee times. Also, anyone can book a tee time within two days, if tee times are available. The intent of the above is to ensure that there are no unscheduled tournaments and the course Pro will have full authority to govern tee times in a manner to ensure compliance with the above. No unscheduled golf tournaments are allowed. All tournaments must be scheduled with the pro shop.
22. Exclusive rights to tee times and course closures will be afforded the following:
  - a. Men's Golf Association play day (1st, 3rd, and 5<sup>th</sup> Saturday of each month.)
  - b. Women's Golf Association play day (every Thursday of the year).
23. Fishing at the golf course #8 lake and #15 lake is permitted within the boundary designated by "fishing" during golf hours and is catch and release only. No fishing is allowed near the tee box or the green on #8. Fishing is not permitted in any other water on the golf course. Fishing is restricted to property owners and their families. A member must accompany guests. Children 15 and under shall be accompanied by an adult while fishing. No boats or any watercraft are allowed in any of the golf course waterways.
24. Determination of whether to close golf course due to inclement weather will be made by the Pro Shop Manager and/or the Course Superintendent. Please observe golf etiquette when on the course and in the clubhouse.
25. These regulations are set forth for the benefit of all players and must be observed. Violations of these rules may result in the individual's golfing privileges being revoked.

## **ARTICLE VII - TENNIS COURTS**

1. The tournament size tennis courts are for the exclusive use of property owners and their guests. Tennis etiquette must be observed at all times. Proper tennis attire includes pants or shorts, t-shirts and/or shirts with sleeves, and tennis shoes. The courts are reserved for the sport of tennis only. The WPOA Board of Directors may approve exceptions.

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2. Alcohol, skateboards, bicycles, scooters, golf carts, roller skates of any kind, and/or any other non-related tennis items are prohibited on the courts.
3. No other sporting event will be allowed on the tennis courts. School team, exhibition play, clinics and lessons may be allowed.
4. The WPOA Facilities Manager and/or WPOA Board will resolve any disputes involving the tennis courts.

### **ACTIVITIES LODGE**

The Mill House and the Activities Building (commonly referred to as the "Lodge") are used for parties, meetings and general recreational purposes. Reservations are made and fees paid through the Business Office.

### **ARTICLE VIII - CAMPING AREA RULES**

1. All campers must register at the Main Gate. A Compliance Officer will turn on electricity after proper registration.
2. The Main Gate will assign campsites. Officers will have full authority to supervise and enforce regulations of trailer camp rules.
3. All trash must be deposited in containers provided.
4. No fires will be permitted except in a fire ring or burn pit.
5. No trees or vegetation of any kind may be cut, broken, or dug up along any part of Village Creek or the camp area.
6. Only one car or truck is allowed in the rented camp space.
7. All pets must be leashed. Owners must clean up after their pets.
8. Sewage waste may be dumped in dump station only. No waste of any kind may be run or dumped on the ground, roads, or into Village Creek.
9. The maximum period allowed to camp in the trailer camp is two weeks at any one time with a minimum of two weeks elapsed time between each occupancy. Management may grant exceptions for property owners with assessment of proper fees.
10. Reservations must be made on one- and two-week visits
11. When all available campsites are occupied, The Main Gate must refuse to accept additional campers.

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12. There is a minimum charge per day to Wildwood homeowners and non-homeowners and a charge per day for guests of property owners.
13. No vehicles of any kind may be parked on the road.
14. All vehicles must comply with and be operated in line with Texas State Laws.
15. All campers must furnish their own adapters for electricity, water, and dump station connections. Tampering with utility outlets by individuals is not permitted. If your utility does not operate, contact the Main Gate.
16. Requests for reservations must be made through the Wildwood Business Office and a written confirmation of the dates and campsite number will be sent.
17. Any guest removing their camper from the camp must check out at the Main gate.
18. Property owners wishing to leave their trailers in Wildwood on a permanent basis may not leave them in the campgrounds.
19. Tents must be pitched within the area of the campsite assigned. No ropes or tent ties may be attached to utility fixtures, trees or shrubs.
20. Any person refusing to abide by the above regulations will be asked to remove his/her trailer or tent from the premises at once and forfeit all camping privileges for the year.
21. The Campground is unlocked during daylight hours and locked up at dark. When paying for a site, the camper will be issued a key to the gate.

**ARTICLE IX - AIRSTRIP**

1. Aircraft operators based at Wildwood must purchase a yearly aircraft sticker.
2. All Wildwood based aircraft using the airstrip must carry a minimum of \$300,000 liability insurance and sign a release of liability form prior to using the airstrip.
3. Only residents of Wildwood are allowed to base aircraft at Wildwood.
4. Use of the airstrip as a driving range is not allowed.
5. No vehicles are allowed on airstrip other than for maintenance purposes.
6. Children are not allowed to play on airstrip.
7. Transient aircraft tied down are allowed only on west side at south end of airstrip.

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8. Aircraft traffic pattern to be made on east side of airstrip.
9. CTAF will be 122.9 mhz.
10. Airstrip is subject to closure in extremely wet conditions to prevent rutting.
11. Due to noise sensitive area, pilots should observe noise abatement procedures.
12. Wildwood FAA Airport information can be found on AirNav.com as XA91 – Wildwood Airport, Village Mills, Texas USA.
13. For Airport Manager and/or prior permission call 409-834-2241 ext 107.

**ARTICLE X - WPOA RENTAL UNITS**

1. All property owners in good standing may rent the motel facilities owned and operated by W.P.O.A.
2. Units may not be reserved more than 2 months in advance.
3. A deposit will be required to reserve each unit rented.
4. The deposit will not be refunded if the unit is left exceptionally dirty or damage has occurred.
5. The deposit will be refunded in the event of cancellation if the WPOA Business Office is notified at least 48 hours prior to arrival time. If the proper notice is not given, the deposit will be forfeited.
6. If a reservation is made less than 48 hours in advance and a deposit has not been made, the reservation will not be guaranteed.

**ARTICLE XI - FENCING**

In addition to the Recorded Restrictions on fencing, NO fences may be constructed on Common Property without prior approval of the Board of Directors.

**ARTICLE XII - HUNTING**

Hunting will not be allowed, and the discharge of any firearm for any purpose, other than self-defense or the protection of your property, is prohibited.