

FRIO COMMUNITIES IMPROVEMENT ASSOCIATION

TWIN FORKS ESTATES

Copy

THE STATE OF TEXAS §

COUNTY OF REAL §

**REVOCATION OF
REGULATIONS REGARDING CAMPING**

Pursuant to the Texas Non-Profit Corporation Act, the REGULATIONS REGARDING CAMPING is hereby revoked by the Board of Directors at a meeting of the Association duly called and held on the 23rd of June, 2021 with at least a quorum of the Board members being present and remaining throughout. This board being duly authorized to transact business approved that the Regulations Regarding Camping document revoked and was replaced with a Recreational Vehicle Use and Storage Policy on this same date.

This revocation of Frio Communities Improvement Association's Regulation Regarding Camping is found in the real properties of Real County as document 00000014623, Book 0102, pages 5149-51 and was filed on February 5, 2019.

WITNESSETH:

Whereas Article IV. Section A (2) of the By Laws for the Association gives the Board of Directors power to make, amend and revoke rules and regulations pertaining to the use of individual property for the protection of the health and welfare of the community,

I hereby certify that I, Judy Jones, as the duly elected Secretary of Frio Communities Improvement Association, Inc., that the Regulations Regarding Camping was revoked and replaced with the Recreational Vehicle Use and Storage Policy.

IN WITNESS WHEREOF, I have hereunto subscribed my name this 28th day of June 2021

Judy Jones
Print Name: JUDY JONES

THE STATE OF TEXAS §

COUNTY OF REAL §

BEFORE ME, on this 28th day of June, 2021, the Secretary of Frio Communities Improvement Association, Inc. known by me to be the person whose name is subscribed to the instrument, and acknowledged to me that she executed the same for the purpose herein expressed and in the capacity herein stated, and as the act and deed of said corporation.

Given under my hand and seal of office, this 28th day of June, 2021

Dianne R. Rogers

NOTARY PUBLIC - STATE OF TEXAS



FILED AND RECORDED
OFFICIAL PUBLIC RECORDS
On: 6/29/2021 11:48:24 AM

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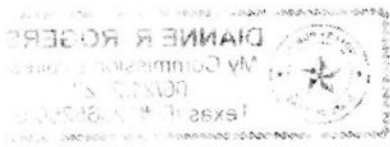
STATE OF TEXAS COUNTY OF REAL

I hereby certify that this instrument was
FILED on this date and time stamped hereon
by me and was duly RECORDED in the
OFFICIAL PUBLIC RECORDS OF REAL
COUNTY, TEXAS in the volume and page
shown.

D'Ann Green, County Clerk
Real County, Texas

By: *D'Ann Green*
Deputy

Any provisions 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.



**FRIO COMMUNITIES IMPROVEMENT ASSOCIATION
TWIN FORKS ESTATES**

STATE OF TEXAS §

COUNTY OF REAL §

REGULATIONS REGARDING CAMPING

Pursuant to the Texas Non-Profit Corporation Act, the following Resolution is hereby adopted by the all the members of the Board of Directors (the "Board") of Frio Communities Improvement Association (FCIA) also known as Twin Forks Estates, a Texas non-profit corporation (the "Association")

WITNESSETH;

Whereas Article IV, Section A (2) of the By Laws for the Association gives the Board of Directors power to adopt and promulgate reasonable rules and regulations pertaining to the use of individual property for the protection of the health and welfare of the community

Whereas, the declaration of Covenants, Conditions and Restrictions for Frio Community Improvement Association aka Twin Forks Estates (the "Declaration") recorded in Vol. 33, pages 35-38 of the Deed Records of Real County, Texas, as same has been or may be amended from time to time, ("Declaration"), and any other property which has been or may be subsequently annexed thereto and subjected to the jurisdiction of the Frio Communities Improvement Association, Inc. (the "Association")

Whereas, the Association was established to be the governing body entity under the Declaration; and has the authority to review and approve rules to clarify the definition of situations involving camping in FCIA (Twin Forks Estates), The Board of Directors establishes the following rule clarification. This clarification is relative to Protective Restriction including Use of Property (Exhibit A [A2]); (Exhibit B [A 15,16]) Community Standards (Exhibit A [C 3]), (Exhibit B [C 4]); Care of Property (Exhibit A [D 1 and 2]), and property owner approved amendment to the By-Laws recorded as Reservations, Restrictions, Covenants and Easements Pertaining to Twin Forks Estates subdivision Situated in Real County, Texas which was filed at the Real County Courthouse in 2017.

DEFINITIONS

Camper- a portable dwelling for use during casual travel and camping. A camper may be described as a recreational vehicle, Class A, B or C motorhome, 5th wheel, travel trailer, tent, folding and tent trailers, sport utility trailers and truck campers/shells or any other temporary shelter.

Camp(ing) - the activity of spending a vacation living in a camper

Vacation - a period spent away from home or business in travel or recreation

Recompensing – making up for something rendered

NOW, THEREFORE, BE IT RESOLVED that a property owner and their guests may camp on the owner's lot(s) in Section II and III. Each camper must have access and use the FCIA Water system, electricity provided by the property owner and a septic tank or in the event of a community sewer system being installed, the septic tank is decommissioned and the sewer system must be connected to said camper(s). Only one camper is

permitted to remain (stored) unoccupied on a lot with the three services listed above all year round in Section II and III.

There is no camping on lots with no residential building in Section I. Property owners in Section I may have a camper on their property as long as there is a residence on the property. All Section I campers must have access and use the FCIA Water system, electricity provided by the property owner and a septic tank or in the event of a community sewer system being installed, the septic tank is decommissioned and the sewer system must be connected to said camper(s)

Campers owned by the property owner and utilized as a vacationing guest quarters on any lot is acceptable as long as guest is not paying, compensating, remunerating, satisfying, reimbursing, indemnifying, repaying, recompensing by giving money or its equivalent in return for camping.

A camper owned by a non-property owner may occupy a property owner's lot as a vacation site but the camper must be removed from the property when the guest leaves.

IT IS FURTHER RESOLVED THAT, these Camping Regulations are in addition to present By Laws, Covenants, Conditions and Restrictions and are effective January 26, 2019, to remain in force and effect until revoked, modified or amended by the Board.

I hereby certify that, as Secretary of Frio Communities Improvement Association, Inc. the foregoing Regulations Regarding Camping was approved on the 26th of January 2019, at a meeting of the Board of Directors at which a quorum was present and approved by not less than a majority of the Board members in attendance.

IN WITNESS WHEREOF, I have hereunto subscribed my name this the 5 day of Feb, 2019

Judy Jones
Print Name Judy JONES

STATE OF TEXAS §

COUNTY OF REAL §

BEFORE ME, on this day personally appeared Judy Jones the Secretary of Frio Communities Improvement Association, Inc. known by me to be the person whose name is subscribed to the instrument, and acknowledged to me that s/he executed the same for the purposes herein expressed and in the capacity herein stated, and as the act and deed of said corporation.

Given under my hand and seal of office, this 5 day of February, ~~2018~~ 2019
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Carol Finley
Notary Public – State of Texas

