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RECREATIONAL VEHICLE USE AND STORAGE POLICY
FOR
FRIO COMMUNITIES IMPROVEMENT ASSOCIATION, INC.

State of Texas §
 §
County of Real §

I, *Judy Jones*, Secretary of the Frio Communities Improvement Association, Inc. (the "Association"), certify that at a meeting of the Board of Directors 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, and being duly authorized to transact business, the following Policy was approved by not less than a majority of the Board members in attendance.

RECITALS:

1. In accordance with Article XI, Exhibit A, Paragraph D2, of the Protective – Restrictions for the Twin Forks Estates Subdivision ("Declaration") states "The owner of each lot shall keep the same clean and free of weeds and debris such as will be in keeping with other property and the community at any particular time..."
2. Exhibit A (A2). No more than one single family dwelling unit not to exceed two stories, shall be erected, placed, or permitted to remain on any residential lot, and no structure of a temporary character, trailer, bus, tent, shack, garage, barn, or other out building shall be used on any lot at any time as a residence, either temporarily or permanently.

3. Exhibit B (A 15) All lots of Unit 2 may be used for recreational camping. This is not to be construed as a mobile home site... Lot and camp area must be kept clean, orderly and neat in keeping with the standards of the subdivision.
4. Exhibit A of Unit III Section A, 21 – Camping by lot owners is permitted on lots in Unit III provided cleanliness and activity is in accordance with community standards.
5. Exhibit A (4)...Recreational vehicles may be parked on property only after construction of residence is commenced.

WITNESSETH:

Section 1. Definitions

The Board of Directors resolves that, for purposes of enforcing The Bylaws, Covenants, Regulations and Restrictions of F.C.I.A., the following definitions shall apply

Camp– to live for a time in a camp, tent, or camper, as when on vacation.

RECREATIONAL VEHICLE: Any motorized motor home, a 5th wheel, travel trailer, pop up camper , campervans, or a camper truck either attached or unattached to host truck and designed for accommodation An alternative word for Recreational Vehicle may be “camper”.

CONVERTED RECREATIONAL VEHICLE: A self-contained motor vehicle, not used commercially, designed or permanently converted to provide living quarters for recreational, camping or travel use, with direct walk-through access to the living quarters from the driver’s seat. Such vehicles must include at least four of the following: a) A cooking facility with an on-board fuel source; b) A gas or electric refrigerator; c) A toilet with exterior evacuation; d) A heating or air conditioning system with an on-board power or fuel source separate from the vehicle engine; e) A potable water supply system that includes at least a sink, a faucet, and a water tank with an exterior service supply connection; f) A 110-125 volt electric power supply.

TENT – A collapsible shelter of fabric stretched and sustained by poles or supported by any objects and used for camping outdoors, a shelter or as a temporary building.

VACATIONER – A person who lives temporarily in a recreational vehicle for recreation for an extended time away from that person's permanent home.

VACATION: The act of leaving something one previously occupied for an extended period of leisure and recreation, especially one spent away from home.

Policy

This policy is made to ensure the consistency and understand the rules associated with recreational vehicles' use and storage as dictated by the FCIA By-Laws, Covenants, Restrictions and Regulation.

- 1. Recreational Vehicles may not be used as a permanent living arrangement. (Exhibit A(A2) Recreational Vehicles may only be used while camping.**
- 2. In Sections II and III, (a) a property owner may camp in one recreational vehicle on a lot with no residence and leave the one unit in storage on said property**
- 3. Only one visible recreational vehicle may be stored on the property that contains a residential home in Section I, II and III. No recreational vehicles can be stored or used as a camper on a lot in Section I that has no residence.**
- 4. Any additional RV's owned by the property owner may be stored in an enclosed garage or barn or non-visible through a fence either from an adjoining residence or from adjoining FCIA property.**
- 5. All RV's will not dispose of any gray or black water on the ground.**

6. **All lots that house a RV either for camping or storage must install and use all utilities (electricity, water and sewer) located on property owner's said lot.**
7. **One additional RV/ tent may vacation and camp on lots in section II and III. This short term, continuous occupancy of a RV is limited to 30 days. At the end of 30 days or the end of occupancy, whichever occurs first, the additional RV is to be removed from the subdivision.**
8. **One additional RV/ tent may vacation and camp on lots in Section I where a residential dwelling exists. This short term, continuous occupancy of a RV is limited to 30 days. At the end of 30 days or the end of occupancy, whichever occurs first, the additional RV is to be removed from the subdivision.**
9. **Conversions of vehicles to a RV must be licensed as such by Texas Department of Motor Vehicles and will be defined as a recreational vehicle only under the definition listed in this policy. All conversion recreational vehicles must have approval of board before placement on owner's lot.**
10. **All recreational vehicles will be maintained in like new condition capable of being in immediate travel condition and complying with all local, state and federal laws regarding registration, inspection and safety. Reference FCIA Junk Recreational Vehicle Policy**

Any violation of this Policy will be considered a violation of the dedicatory instruments governing the Twin Forks Estates subdivision resulting in possible towing of the recreational vehicle, fines, civil damages, attorney fees, and costs after giving an appropriate time to cure the violation as required by Texas law as well as in accordance with Chapter 2308 of the Texas Occupations Code.

I hereby certify that I am the duly elected and acting Secretary of the Association and that the foregoing Recreational Vehicle Use and Storage Policy was approved by a majority vote of the Board of Directors as set forth above and now appears in the

books and records of the Association, to be effective upon recording in the Official Public Records of Real Property of Real County, Texas.

TO CERTIFY which witness my hand this 28 day of June, 2021.

Judy Jones

Print Name: JUDY JONES, Secretary

THE STATE OF TEXAS §

§

COUNTY OF REAL §

BEFORE ME, the undersigned notary public, on this 28th day of June, 2021 personally appeared,

_____, Secretary of Frio Communities Improvement Association, Inc. known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purpose and in the capacity therein expressed and in the capacity herein stated, and as the act and deed of said corporation.



Dianne R. Rogers

Notary Public in and for the State of Texas

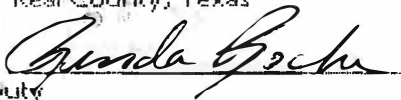
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STATE OF TEXAS COUNTY OF REAL

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: 
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.