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**JUNK AND ABANDONED RECREATIONAL VEHICLE AND RECREATIONAL
STRUCTURE 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 23 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"), the following policy has been established by the Board of Directors of the Association in keeping with the intent of the developers to maintain Twin Forks Estates under the supervision of FCIA, clean and free of debris, void of public nuisances, fire hazards, reduction of property value components, and void of creating an attractive hazard detrimental to health and safety of minor children.
2. The Board of Directors desires to adopt a policy relating to junk and abandoned recreational vehicles and recreational structures thus clarifying the original intent of the developers (FMPE) for FCIA (Twin Forks Estates).

WITNESSETH:

Section 1. Definitions

Capitalized terms used in this Policy have the following meanings:

1.1 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".

- 1.2 TENT or CANOPY (Recreational Structure):** a collapsible shelter of fabric stretched and sustained by poles or supported by any objects and used for camping outdoors, a temporary building or a shelter.
- 1.3 RECREATIONAL STRUCTURES :** a campground structure with or without plumbing, heating or cooking facilities intended to be used by any particular occupants on a limited time bases for recreational, seasonal, emergency or transitional housing purposes and may include fabric structures, yurts, tents or similar structures.
- 1.4 JUNK RECREATIONAL VEHICLE:** 1) an inoperable recreational vehicle that does not have a current registration sticker on license plate or windshield that is accompanied by a current inspection sticker (if required by state law), or 2) a vehicle that has remained inoperable or unusable due to condition of recreational vehicle or unit for 30 consecutive days on private property or 3) a recreational vehicle that is unable to travel highways as it is designed due to lack of inspection (if required) and/or lack of a current registration with the state for 30 consecutive days.
- 1.5 ABANDONED RECREATIONAL VEHICLE OR STRUCTURE –** a recreational vehicle and/or structure that has remained on private property without the consent of the owner or person in charge of the property for more than 48 hours.

Other capitalized terms used in this policy have the same meanings as that ascribed to them in the Declaration.

Section 2.

Policy

- 2.1** No junk recreational vehicle or parts shall be allowed to remain on any Lot if it is (a) visible from the street faced by the dwelling or (b) located in an unfenced side or rear yard of a residence or from adjoining property owned by the property owner's association; or (c) located in a side or rear yard with a fence that allows visibility by an adjoining residence or from adjoining property owner association common area.
- 2.2** Placing a cover over a Junk Recreational Vehicle, structure or parts does not constitute compliance with this Policy.
- 2.3** No Abandoned Recreational Vehicle, or abandoned tent or canopy or recreational structure is allowed on the common grounds of the Twin Forks Estates subdivision.
- 2.4** No Recreational vehicle may be placed on the common areas of Twin Forks.

2.5 Under no circumstances shall any lot be used in such a way that a public nuisance or health hazard is created by placement of Junk and Abandoned Recreational Vehicles or Recreational Structures. The Board of Directors shall have sole discretion to determine if a public nuisance or health hazard has been created on a Lot in regards to Recreational Vehicles or Recreational Structures.

2.6 Any violation of this Policy will be considered a violation of the dedicatory instruments governing the Twin Forks Estates subdivision resulting in possible towing or removal of the Recreational Vehicle, tent or canopy. Fines, civil damages, attorney fees, and costs may be charged after giving an appropriate time to cure the violation as be 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 Junk and Abandoned Recreational Vehicle and Structure 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 herein 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: *Amelia Roche*
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.