

21-4611

PROPERTY OWNERS' ASSOCIATION
MANAGEMENT CERTIFICATE
for

WILDWOOD PROPERTY OWNERS' ASSOCIATION

THE STATE OF TEXAS §
§COUNTIES OF HARDIN AND TYLER §

The undersigned, being the Manager of Wildwood Property Owners Association (the "Association"), a non-profit corporation organized and existing under the laws of the State of Texas, submits the following information pursuant to Section 209.004 of the Texas Property Code which supersedes any prior Management Certificate filed by the Association:

1. Name of Subdivision: The name of the subdivision is Wildwood.
2. Name of Association: The name of the Association is Wildwood Property Owners
3. Association.
4. Recording Data for the Subdivision:

Any and all Property subject to the Dedication and Restrictions listed below under Paragraphs 4.a. and 4.b. Wildwood consists of numerous areas in Wildwood Resort City all of which are located in Hardin County, Texas and Tyler County, Texas and have been recorded in the Official Public Records of Real Property of Hardin County, Texas and Tyler County, Texas.

5. Recording Data for the Declaration: *

- a. Documents:

- 1) Dedication and Restrictions Wildwood Resort City [Blocks 1-14].
- 2) Dedication & Restrictions Block 15 Wildwood Resort City.
- 3) Dedication & Restrictions Blocks 33 through 38, inclusive,
 - a. Wildwood Resort City.
- 4) Dedication & Restrictions Blocks 16 through 23, inclusive, Wildwood Resort City.
- 5) Dedication & Restrictions Blocks 39 and 40 Wildwood Resort City.
- 6) Dedication [Block 41].
- 7) Restrictions [Commercial Area No. 1].
- 8) Amendment to Dedication and Restrictions on Wildwood Resort City Commercial Area No. 1.
- 9) Restrictions [Lots 23-61 in Block O].
- 10) Restrictions [Block 100].
- 11) Restrictions [Blocks 101 and 104-109].

a

- 12) Restrictions [Blocks 110-114].
- 13) Restrictions [Blocks 120-122 and 312-316].
- 14) Restrictions [Blocks 197-199].
- 15) Restrictions [Blocks 201-202].
- 16) Restrictions [Blocks 100-103 and 201-202].
- 17) Dedication & Restrictions Lots 1 thru 18, Block 305 and All of Blocks 306 & 307, Wildwood Resort City.
- 18) Correction to Dedication & Restrictions Lots 1 thru 18, Block 305 and All of Blocks 306 & 307, Wildwood Resort City.
- 19) Dedication & Restrictions Blocks 301 and 302, Wildwood Resort City.
- 20) Dedication & Restrictions Blocks 203, 204, 205, 206, 207, 208, 209, 210, 211 and 212, Wildwood Resort City.
- 21) Dedication & Restrictions Block No. 310, Wildwood Resort City.
- 22) Restrictions [Amendment to Maintenance Charge].
- 23) Amendment to Dedication and Restrictions, Wildwood Resort City.
- 24) Amendment to Dedication and Restrictions.
- 25) Dedication and Restrictions Blocks 801 thru 807, Wildwood Resort City.
- 26) Dedication and Restrictions Block "A", Lots 1, 2, 3; Block "O", Lots 17 thru 22, 62, 63; Block "T", Lot 95; Block "42", Lots 1, 2, 3; Blocks 808 thru 811; Blocks 1201 thru 1228, Wildwood Resort City.
- 27) Dedication and Restrictions Blocks 601 thru 615, Wildwood Resort City.
- 28) Roadway Dedication.
- 29) Park Dedication.
- 30) Amendment to Dedication & Restrictions of Wildwood Resort City.
- 31) Dedication of Public Parks.
- 32) Amendment to Dedication & Restrictions of Wildwood Resort City.
- 33) Amendment to Dedication & Restrictions of Wildwood Resort City.
- 34) Amendment to Dedication & Restrictions of Wildwood Resort City.
- 35) Amendment to Dedication and Restrictions of Wildwood Resort City.
- 36) Amendments to Dedications & Restrictions of Wildwood Resort City.
- 37) Dedication and Restrictions of Lake Estates Garden Homes.
- 38) Amendment Dedication and Restrictions of Lake Estates Garden Homes.
- 39) Amendments to Dedications and Restrictions Wildwood Resort City.

- 40) Amendments to Dedications & Restrictions of Wildwood Resort City.
- 41) Amendments to Dedications and Restrictions of Wildwood Resort City.
- 42) Amendments to Dedications and Restrictions of Wildwood Resort City.
- 43) Amendments to Dedications & Restrictions Wildwood Resort City.
- 44) Amendments to Dedications & Restrictions Wildwood Resort City.
- 45) Dedication and Restrictions of Lake Estates Garden Homes Phase II Wildwood Resort City.
- 46) Amendments to Dedications and Restrictions of Wildwood Resort City.
- 47) Amendments to Dedications and Restrictions of Wildwood Resort City.
- 48) Amendments to the Dedications & Restrictions of Wildwood Resort City.
- 49) Amendments to Dedications & Restrictions of Wildwood Resort City.
- 50) Amendments to Dedications & Restrictions of Wildwood Resort City.
- 51) Amendments to Dedications & Restrictions of Wildwood Resort City.
- 52) Amendments to Dedications and Restrictions of Wildwood Resort City.
- 53) Amendments to Dedications and Restrictions of Wildwood Resort City.
- 54) Amendments to Dedications and Restrictions of Wildwood Resort City.
- 55) Dedication and Restrictions Block "W", Wildwood Resort City.
- 56) Dedication and Restrictions Block "M", Wildwood Resort City.
- 57) Dedication and Restrictions Block "R", Wildwood Resort City.
- 58) Dedication and Restrictions Block "H", Wildwood Resort City.
- 59) Dedication and Restrictions Blocks "L", "E", "F", "G", Wildwood Resort City.
- 60) Dedication and Restrictions Block "Q", Wildwood Resort City.
- 61) Dedication and Restrictions Blocks "S", "X", "Y", "Z", Wildwood Resort City.
- 62) Dedication and Restrictions Block "T", Wildwood Resort City.
- 63) Dedication and Restrictions Lots 34-94 in Block "T", Wildwood Resort City.

- 64) Dedication & Restrictions Block Nos. 401 to 413 inclusive, Wildwood Resort City.
- 65) Dedication and Restrictions Blocks 414-424 inclusive, Wildwood Resort City.
- 66) Dedication & Restrictions Lots 1 thru 23 Block "B" Wildwood Resort City.
- 67) Dedication & Restrictions Lots 24 thru 40 Block "B" Wildwood Resort City.
- 68) Dedication & Restrictions Lots 1 thru 9 Block "D", Lots 1 thru 30 Block "C" Wildwood Resort City.
- 69) Dedication and Restrictions.
- 70) Dedication and Restrictions Blocks 425-430, Wildwood Resort City.
- 71) Amendment to Dedication and Restrictions.
- 72) Dedication and Restrictions Blocks I, J, & K, & 501 thru 535 Wildwood City Resort.
- 73) Dedication and Restrictions Blocks 616 thru 650 Wildwood Resort City.
- 74) Amendments to Dedications and Restrictions.
- 75) Amendment to Rules & Regulations
- 76) Social Media Policy
- 77) Code of Conduct Policy

b. Recording Information:

- 1) Volume 462, Page 437, et seq. in the Official Public Records of Real Property of Hardin County, Texas and Volume 215, Page 256, et seq. in the Official Public Records of Real Property of Tyler County, Texas.
- 2) Volume 470, Page 268, et seq. in the Official Public Records of Real Property of Hardin County, Texas.
- 3) Volume 475, Page 565, et seq. in the Official Public Records of Real Property of Hardin County, Texas and Volume 215, Page 495, et seq. in the Official Public Records of Real Property of Tyler County, Texas.
- 4) Volume 475, Page 572, et seq. in the Official Public Records of Real Property of Hardin County, Texas.
- 5) Volume 480, Page 418, et seq. in the Official Public Records of Real Property of Hardin County, Texas. and Volume 218, Page 363, et seq. in the Official Public Records of Real Property of Tyler County, Texas.
- 6) Volume 218, Page 231, et seq. in the Official Public Records of Real Property of Tyler County, Texas.
- 7) Volume 497, Page 289, et seq. in the Official Public Records of Real Property of Hardin County, Texas.
- 8) Volume 599, Page 433, et seq. in the Official Public Records of Real Property of Hardin County, Texas.
- 9) Volume 226, Page 21, et seq. in the Official Public Records of Real Property of Tyler County, Texas.
- 10) Volume 501, Page 399, et seq. in the Official Public Records

of Real Property of Hardin County, Texas.

- 11) Volume 501, Page 486, et seq. in the Official Public Records of Real Property of Hardin County, Texas.
- 12) Volume 533, Page 381, et seq. in the Official Public Records of Real Property of Hardin County, Texas.
- 13) Volume 547, Page 210, et seq. in the Official Public Records of Real Property of Hardin County, Texas.
- 14) Volume 517, Page 124, et seq. in the Official Public Records of Real Property of Hardin County, Texas.
- 15) Volume 513, Page 530, et seq. in the Official Public Records of Real Property of Hardin County, Texas.
- 16) Volume 515, Page 403, et seq. in the Official Public Records of Real Property of Hardin County, Texas.
- 17) Volume 543, Page 191, et seq. in the Official Public Records of Real Property of Hardin County, Texas.
- 18) Volume 548, Page 340, et seq. in the Official Public Records of Real Property of Hardin County, Texas.
- 19) Volume 542, Page 377, et seq. in the Official Public Records of Real Property of Hardin County, Texas.
- 20) Volume 554, Page 411, et seq. in the Official Public Records of Real Property of Hardin County, Texas.
- 21) Volume 555, Page 495, et seq. in the Official Public Records of Real Property of Hardin County, Texas.
- 22) Volume 583, Page 494, et seq. in the Official Public Records of Real Property of Hardin County, Texas.
- 23) Volume 599, Page 426, et seq. in the Official Public Records of Real Property of Hardin County, Texas.
- 24) Volume 616, Page 179, et seq. in the Official Public Records of Real Property of Hardin County, Texas and Volume 330, Page 585, et seq. in the Official Public Records of Real Property of Tyler County, Texas.
- 25) Volume 688, Page 702, et seq. in the Official Public Records of Real Property of Hardin County, Texas.
- 26) Volume 697, Page 536, et seq. in the Official Public Records of Real Property of Hardin County, Texas and Volume 386, Page 480, et seq. in the Official Public Records of Real Property of Tyler County, Texas.
- 27) Volume 702, Page 150, et seq. in the Official Public Records of Real Property of Hardin County, Texas.
- 28) Volume 701, Page 15, et seq. in the Official Public Records of Real Property of Hardin County, Texas.
- 29) Volume 701, Page 19, et seq. in the Official Public Records of Real Property of Hardin County, Texas.
- 30) Volume 820, Page 276, et seq. in the Official Public Records of Real Property of Hardin County, Texas and Volume 448, Page 418, et seq. in the Official Public Records of Real Property of Tyler County, Texas.
- 31) Volume 839, Page 286, et seq. in the Official Public Records of Real Property of Hardin County, Texas.

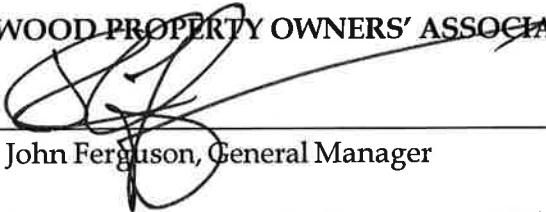
- 32) Volume 844, Page 698, et seq. in the Official Public Records of Real Property of Hardin County, Texas and Volume 463, Page 394, et seq. in the Official Public Records of Real Property of Tyler County, Texas.
- 33) Volume 875, Page 499, et seq. in the Official Public Records of Real Property of Hardin County, Texas and Volume 482, Page 37, et seq. in the Official Public Records of Real Property of Tyler County, Texas.
- 34) Volume 888, Page 305, et seq. in the Official Public Records of Real Property of Hardin County, Texas and Volume 489, Page 148, et seq. in the Official Public Records of Real Property of Tyler County, Texas.
- 35) Volume 901, Page 417, et seq. in the Official Public Records of Real Property of Hardin County, Texas and Volume 494, Page 154, et seq. in the Official Public Records of Real Property of Tyler County, Texas.
- 36) Volume 1094, Page 558, et seq. in the Official Public Records of Real Property of Hardin County, Texas and Volume 609, Page 373, et seq. in the Official Public Records of Real Property of Tyler County, Texas.
- 37) Volume 992, Page 606, et seq. in the Official Public Records of Real Property of Hardin County, Texas.
- 38) Volume 1109, Page 566, et seq. in the Official Public Records of Real Property of Hardin County, Texas.
- 39) Volume 1184, Page 739, et seq. in the Official Public Records of Real Property of Hardin County, Texas and Volume 657, Page 683, et seq. in the Official Public Records of Real Property of Tyler County, Texas.
- 40) Volume 1149, Page 191, et seq. in the Official Public Records of Real Property of Hardin County, Texas.
- 41) Volume 1227, Page 803, et seq. in the Official Public Records of Real Property of Hardin County, Texas.
- 42) Volume 1325, Page 651, et seq. in the Official Public Records of Real Property of Hardin County, Texas and Volume 726, Page 428, et seq. in the Official Public Records of Real Property of Tyler County, Texas.
- 43) Hardin County Clerk's File No. 2003-11293 and Volume 740, Page 584, et seq. in the Official Public Records of Real Property of Tyler County, Texas.
- 44) Hardin County Clerk's File No. 2003-13984 and Volume 747, Page 56, et seq. in the Official Public Records of Real Property of Tyler County, Texas.
- 45) Hardin County Clerk's File No. 2004-9160.
- 46) Hardin County Clerk's File No. 2006-7048 and Volume 846, Page 344, et seq. in the Official Public Records of Real Property of Tyler County, Texas.

- 47) Hardin County Clerk's File No. 2006-8671 and Volume 859, Page 698, et seq. in the Official Public Records of Real Property of Tyler County, Texas.
- 48) Hardin County Clerk's File No. 2007-6449 and Volume 887, Page 520, et seq. in the Official Public Records of Real Property of Tyler County, Texas.
- 49) Hardin County Clerk's File No. 2008-284 and Volume 909, Page 895, et seq. in the Official Public Records of Real Property of Tyler County, Texas.
- 50) Hardin County Clerk's File No. 2009-1701 and Volume 953, Page 519, et seq. in the Official Public Records of Real Property of Tyler County, Texas.
- 51) Hardin County Clerk's File No. 2011-20867 and Volume 1022, Page 87, et seq. in the Official Public Records of Real Property of Tyler County, Texas.
- 52) Hardin County Clerk's File No. 2011-20868 and Volume 1022, Page 90, et seq. in the Official Public Records of Real Property of Tyler County, Texas.
- 53) Hardin County Clerk's File No. 2011-20869 and Volume 1022, Page 93, et seq. in the Official Public Records of Real Property of Tyler County, Texas.
- 54) Hardin County Clerk's File No. 2011-20870 and Volume 1022, Page 96, et seq. in the Official Public Records of Real Property of Tyler County, Texas.
- 55) Volume 224, Page 443, et seq. in the Official Public Records of Real Property of Tyler County, Texas.
- 56) Volume 224, Page 456, et seq. in the Official Public Records of Real Property of Tyler County, Texas.
- 57) Volume 224, Page 449, et seq. in the Official Public Records of Real Property of Tyler County, Texas.
- 58) Volume 225, Page 89, et seq. in the Official Public Records of Real Property of Tyler County, Texas.
- 59) Volume 226, Page 28, et seq. in the Official Public Records of Real Property of Tyler County, Texas.
- 60) Volume 226, Page 512, et seq. in the Official Public Records of Real Property of Tyler County, Texas.
- 61) Volume 251, Page 320, et seq. in the Official Public Records of Real Property of Tyler County, Texas.
- 62) Volume 259, Page 235, et seq. in the Official Public Records of Real Property of Tyler County, Texas.
- 63) Volume 267, Page 257, et seq. in the Official Public Records of Real Property of Tyler County, Texas.
- 64) Volume 270, Page 458, et seq. in the Official Public Records of Real Property of Tyler County, Texas.
- 65) Volume 270, Page 451, et seq. in the Official Public Records of Real Property of Tyler County, Texas.
- 66) Volume 276, Page 389, et seq. in the Official Public Records of Real Property of Tyler County, Texas.

- 67) Volume 276, Page 398, *et seq.* in the Official Public Records of Real Property of Tyler County, Texas.
 - 68) Volume 285, Page 493, *et seq.* in the Official Public Records of Real Property of Tyler County, Texas.
 - 69) Volume 300, Page 415, *et seq.* in the Official Public Records of Real Property of Tyler County, Texas.
 - 70) Volume 316, Page 270, *et seq.* in the Official Public Records of Real Property of Tyler County, Texas.
 - 71) Volume 317, Page 141, *et seq.* in the Official Public Records of Real Property of Tyler County, Texas.
 - 72) Volume 330, Page 571, *et seq.* in the Official Public Records of Real Property of Tyler County, Texas.
 - 73) Volume 535, Page 614, *et seq.* in the Official Public Records of Real Property of Tyler County, Texas.
 - 74) Volume 676, Page 395, *et seq.* in the Official Public Records of Real Property of Tyler County, Texas.
 - 75) Volume 1276, Page 045-047, *et seq.* in the Official Public Records of Tyler County, Texas Hardin County Clerk's File No. 2021-118314
 - 76) Volume 1276, Page 040-044, *et seq.* in the Official Public Records of Tyler County Texas, Hardin County Clerk's File No. 2021-118313
 - 77) Hardin County Clerk's file No. 2021-118312
6. Name and Mailing Address of the Association: The name and mailing address of the Association is Wildwood Property Owners Association, 92 Cypress Bend Drive, Village Mills, Texas 77663.
 7. The Contact Information for the Association's Designated Representative: The contact information of the designated representative of the Association is: John Ferguson, General Manager. Address: 92 Cypress Bend Drive, Village Mills, Texas 77663. Phone No.: 409.834.2241. Email Address: fergwpoa@gmail.com.
 8. The Association's Dedicatory Instruments are Available to Members Online at: www.wildwoodresortcity.com.
 9. The Amount and Description of the Fees and Other Charges Charged by the Association in Connection with a Property Transfer:

Description	Fee
Transfer Fee	\$ 325.00

WILDWOOD PROPERTY OWNERS' ASSOCIATION

By: 
 John Ferguson, General Manager

*This Management Certificate does not purport to identify every publicly recorded document affecting the Subdivision, or to report every piece of information pertinent to the Subdivision. Rather, the purpose of this Management Certificate is to provide information sufficient for a title company or others to correctly identify the Subdivision and to contact the Association. No person should rely on this Management Certificate for anything other than instructions for identifying and contacting the Association.

THE STATE OF TEXAS §

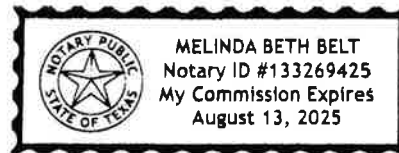
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COUNTY OF Hardin §

BEFORE ME, the undersigned notary public, on this 21st day of September, 2021, personally appeared John Ferguson, General Manager of Wildwood Property Owners Association, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and in the capacity therein expressed.



Notary Public in and for the State of Texas



2021-118953
GLENDAL ALSTON
COUNTY CLERK
 2021 September 21 at 03:42 PM
HARDIN COUNTY, TEXAS
 BY AW. DEPUTY

FILED FOR RECORD
 AT 10:25 O'CLOCK A M
 ON THE 23rd DAY OF Sept.
 A.D., 2021.
 Vol. 1278 Page 182
 In the Official Public Records

ANY PROVISION HEREIN WHICH RESTRICTS THE SALE,
 RENTAL OR USE OF THE DESCRIBED REAL PROPERTY
 BECAUSE OF COLOR OR RACE IS INVALID AND UNENFOR-
 CIBLE UNDER FEDERAL LAW.



STATE OF TEXAS
 COUNTY OF TYLER

OFFICIAL PUBLIC
 RECORD

I hereby certify that this instrument was FILED
 on the date and at the time stamped hereon by
 me and was duly RECORDED in the Volume
 and Page of the named RECORDS of Tyler
 County, Texas, as stamped hereon by me.

Donece Gregory

COUNTY CLERK, TYLER COUNTY, TEXAS

BY Kelly Jobe
 DEPUTY

Donece Gregory
 COUNTY CLERK
 TYLER COUNTY, TEXAS

21-4611

10:25am

R/T

Wildwood Property Owners Assoc.

Attn: Carla McKee

P.O. Box 903

Village Mills, Texas 77663