SCANNED

NOTICE OF FILING OF
DEDICATORY INSTRUMENTS OF
WOODBRIDGE FARMS HOME OWNERS ASSOCIATION, INC.

STATE OF TEXAS S

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF WILSON S

Notice is hereby given to all persons with any interest in or claim to any parts of the property with Woodbridge Farms Home Owners Association that said property is subject to the attached dedicatory instruments, to wit:

1. Architectural Guidelines

The foregoing constitute some but not all of the dedicatory instruments of the Association.

By their signature below the President and Secretary of the Association certify that the attached documents are dedicatory instruments of the Association.

Thus executed 12 **day of** May **, 2021**

Woodbridge Farms Home Owners Association, Inc.

By: _____
Jeanine Schoenert, Its President

Attest:

By: _____
Lauren Oatman, Its Secretary

Notary Public, State of Texas

WOODBRIDGE FARMS

WOODBRIDGE FARMS ARCHITECTURAL REVIEW APPLICATION

Please submit to: Ger2302@att.net Gerry Yost, Association Manager
Phone 210-492-7264

Name of Builder_____Lot:_____Blk:_____

Owner Name:_____Date:_____

Property Address:_____City:_____

Phone:_____Email:_____

Briefly describe the improvement purpose:_____

Type of Improvement: Please check off with improvement applies to your request.

- Permanent Basketball Goal
- Temporary Basketball Goal
- Fencing/Extend Fencing
- Paint Exterior (Samples Required)
- Porch Railing
- Play Structure
- Permanent Gazebo
- Wall Art/ Outside Décor
- Exterior Landscape Lighting
- Deck
- Replacing Roof
- Other:_____
- Pool
- Spa/ Hot Tub
- Gutters
- Room Addition (Elevation Drawings)
- Landscaping
- Replacing Doors
- Solar Screens/ Window Treatments
- Patio/ Patio Cover/Extending Patio
- Arbor/ Trellis
- Carport/ Shop

Plan Submittal Requirements

Site Plan (Survey): Issued in closing papers showing the building setback lines.
Materials: List all materials used in the project (ex: Brick/ Hardie/ Roofing Material)
Color Examples: Provide brand and color name for the paint, stain and brick colors to be used on the exterior of the home.
Photos/Elevation Drawings/Brochures: Any elevation photos showing materials.
Dimensions: For all improvements such as outbuildings, play structures, decks, arbors, patios, pools
Other Information Needed:
Pool Equipment- Locate on Site Plan
Landscape Plans- Type of Sod and irrigation
Fencing Requests- Show gate locations and fencing selections on site plan.



The overall objective of this document is to serve as a uniform guide to submitting an application for construction in a specific and carefully designed community. This process outlines the standards for which an application will be held to and considered for approval by the Architectural Review Board. The purpose of design controls Is to assure the developer, builders, homeowners and residents that the standards of design quality will be maintained. This, in turn, protects property values and enhances the community's overall environment. The authority for maintaining the quality of design in a community is found in the Declaration of Covenants, Conditions and Restrictions and Association By-Laws, which are a part of the deed to every property.

ACKNOWLEDGEMENTS (Initials below):

_____I acknowledge receipt of the Architectural Design Guidelines and have read and agree to abide with them in regards to the modification/ addition as proposed.
_____I hereby agree not to begin any improvements or changes until the Architectural Committee or Reviewer notifies me of their approval.
_____I understand that I am responsible for maintaining a clean construction site.
_____I understand that plans and specification submitted for review are not being reviewed for structural integrity; compliance with zoning and building ordinances or any other applicate statutes, ordinances or governmental rules or regulations, compliance with the requirements of any public utility, easement or other agreements or preservation of any view.

SPECIAL NOTE-CITY APPROVALS. It is the builder's responsibility to obtain all required approvals and permits. Proper authorities should be contacted prior to beginning any work in order to verify what procedures must be followed and obtain required city permits. City or County approval does not preclude the need for architectural approval and vice versa.

I hereby acknowledge that I have read the architectural process and procedures and understand the information that has been provided to me regarding the process.

Signature of Homeowner: Date **Signature of Builder: Date**

_____ _____

Approved _____ **Denied** _____ **Comments** _____

_____

Signatures of Architectural Control Committee Members

_____ **Date** _____ _____ **Date** _____

VG-3549-2021-106747

Wilson County
Eva S. Martinez
Wilson County Clerk

Instrument Number: 106747

Real Property Recordings

Recorded On: May 12, 2021 11:37 AM

Number of Pages: 5

" Examined and Charged as Follows: "

Total Recording: $38.00

********** **THIS PAGE IS PART OF THE INSTRUMENT** **********
Any provision 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.

File Information:

Document Number:	106747
Receipt Number:	20210512000007
Recorded Date/Time:	May 12, 2021 11:37 AM
User:	Loretta R
Station:	cclerk03

Record and Return To:

FX

WOODBRIDGE FARMS HOMW OWNERS ASSOCIATION, INC.

P.O. BOX 780428

SAN ANTONIO TX 78278-0428

STATE OF TEXAS
Wilson County
I hereby certify that this Instrument was filed in the File Number sequence on the date/time printed hereon, and was duly recorded in the Official Records of Wilson County, Texas

Eva S. Martinez
Wilson County Clerk
Floresville, TX

SCANNE

RESOLUTION OF THE BOARD OF DIRECTORS
OF WOODBRIDGE FARMS HOME OWNERS ASSOCIATION, INC.
REGARDING RECORDS PRODUCTION AND COPYING POLICY
Revised 8-22-18

STATE OF TEXAS S

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF WILSON S

Pursuant to Section 209.0062, Texas Property Code, WOODBRIDGE FARMS HOME OWNERS ASSOCIATION, INC., acting through its Board of Directors, has adopted the following records production and copying policy to prescribe the costs the Association will charge for the compilation, production and reproduction of information requested under Section 209.005, to wit:

(a) Copy charge

(1) Standard paper copy. The charge for standard paper reproduced by means of an office machine copier or a computer printer is $.10 per page or part of a page. Each side that has recorded information is considered a page.

(2) Nonstandard copy. The charges in this subsection are to cover the materials onto which information is copied and do not reflect any additional charges, including labor, that may be associated with a particular request. The charges for nonstandard copies are:

(A) Diskette - $1.00
(B) Magnetic tape – actual cost
(C) Data cartridge – actual cost
(D) Tape cartridge – actual cost
(E) Rewritable CD (CD-RW) - $1.00
(F) Non-rewritable CD (CD-R) - $1.00
(G) Digital video disc (DVD) - $3.00
(H) JAZ drive-actual cost
(I) Other electronic media- actual cost
(J) VHS video cassette-$2.50
(K) Audio cassette - $1.00
(L) Oversize paper copy (e.g. 11 inches by 17 inches, green bar, blue bar, not Including maps and photographs using specialty paper) - $.50;
(M) Specialty paper (e.g. Mylar, blueprint, blue line, map, photographic – actual cost.

(b) Labor charge for locating, compiling, manipulating data and reproducing information.

(1) The charge for labor cost incurred in processing a request for information is $15 an hour. The labor charge includes the actual time to locate, compile, manipulate data, and reproduce the requested information.

(2) A labor charge shall not be billed in connection with complying with requests that are for 50 or few pages of paper records, unless the documents to be copies are located in:

(A) Two or more separate buildings that are not physically connected with each other, or

(B) A remote storage facility.

(3) A labor charge shall not be recovered for any time spent by an attorney, legal assistant, or any other person who reviews the requested information to determine whether the Association will raise any exceptions to disclosure of the requested information.

(4) When confidential information is mixed with non-confidential information in the same page, a labor charge may be recovered for time spent to redact, blackout, or otherwise

obscure confidential information in order to release the non-confidential information. A labor charge shall not be made for redacting confidential information for request of 50 or fewer pages, unless the request the documents to be copied are located in:

(A) Two or more separate buildings that are not physically connected with each other, or

(B) A remote storage facility.

(5) For purposes of paragraph (2) (A) of this subsection, two buildings connected by a covered or open sidewalk, an elevated or underground passageway, or a similar facility, are not considered to be separate buildings.

(c) Overhead charge

(1) Whenever any labor charge is applicable to a request, the Association may include in the charges direct and indirect costs, in addition to the specific labor charge. This overhead charge would cover such costs as depreciation of capital assets, rent, maintenance and repair, utilities, and administrative overhead. If the Association chooses to recover such costs, a charge shall be made in accordance with the methodology described in paragraph (3) of this subsection.

(2) An overhead charge shall not be made for requests for copies of 50 or fewer pages of standard paper records unless the request also qualifies for a labor charge.

(3) The overhead charge shall be computed at 20% for the charge made to cover any labor costs associated with a particular request. For example: if one hour of labor is used for a particular request, the formula would be as follows: Labor charge for locating, compiling, and reproducing, $15.00 x .20=$3.00

(d) Remote document retrieval charge.

To the extent that the retrieval of documents results in a charge to comply with a request, it is permissible to recover costs of such services for requests that qualify for labor charges.

(e)Miscellaneous supplies

The actual costs of miscellaneous supplies, such as labels, boxes, and other supplies used to produce the requested information, may be added to the total charge for information.

(f) Postal and shipping charges

The Association may add any related postal or shipping expenses which are necessary to transmit the reproduced information to the requesting party.

By the signatures below the President and Secretary of the Association certify that the foregoing was approved by the Board of Directors at a duly-called meeting of the Board of Directors at which a quorum of Directors was present, or by signed, unanimous written consent in lieu of a meeting.

Thus executed 12 th day of May, 2021

Woodbridge Farms Home Owners Association, Inc.

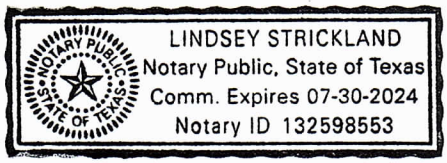
By: _____
Jeanine Schoenert, Its President

Attest:

By: _____
Lauren Oatman, Its Secretary

STATE OF TEXAS S

COUNTY OF WILSON S

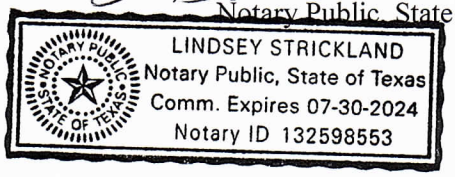


I hereby certify that the foregoing instrument was acknowledged before me, the undersigned Notary, by Jeanine Schoenert, President, Woodbridge Farms Home Owners Association, Inc., on the date of execution set forth above

Notary Public, State of Texas

STATE OF TEXAS S

COUNTY OF WILSON S



I hereby certify that the foregoing instrument was acknowledged before me, the undersigned Notary, by Lauren Oatman, Secretary, Woodbridge Farms Home Owners Association, Inc., on the date of execution set forth above.

Notary Public, State of Texas

AFTER FILING AND RECORDING RETURN TO:
Woodbridge Farms Home Owners Association, Inc.
P.O. Box 780428
San Antonio, Texas 78278-0428

Res: Regarding records/copying- Woodbridge Farms

VG-2752-2021-106746

Wilson County
Eva S. Martinez
Wilson County Clerk

Instrument Number: 106746

Real Property Recordings

Recorded On: May 12, 2021 11:37 AM

Number of Pages: 4

" Examined and Charged as Follows: "

Total Recording: $34.00

********** **THIS PAGE IS PART OF THE INSTRUMENT** **********
Any provision 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.

File Information:

Document Number:	106746
Receipt Number:	20210512000007
Recorded Date/Time:	May 12, 2021 11:37 AM
User:	Loretta R
Station:	cclerk03

FT

Record and Return To:

WOODBRIDGE FARMS HOMW OWNERS ASSOCIATION, INC.

P.O. BOX 780428

SAN ANTONIO TX 78278-0428

COUNTY COURT ★ COUNTY OF WILSON, TEXAS ★

STATE OF TEXAS
Wilson County
I hereby certify that this Instrument was filed in the File Number sequence on the date/time printed hereon, and was duly recorded in the Official Records of Wilson County, Texas

Eva S. Martinez

Eva S. Martinez
Wilson County Clerk
Floresville, TX

SCANN

RESOLUTION OF THE BOARD OF DIRECTORS
OF WOODBRIDGE FARMS HOME OWNERS ASSOCIATON, INC.
REGARDING PAYMENT PLAN GUIDELINES
Revised 8-22-18

STATE OF TEXAS S

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF WILSON S

Pursuant to Section 209.0062, Texas Property Code, **Woodbridge Farms Home Owners Association, Inc.,** acting through its Board of Directors, has adopted the following reasonable guidelines to establish an alternative payment schedule by which an owner may make partial payments for delinquent regular or special assessments or other amounts owed to the Association, to wit:

1. All payment plans must be in writing, signed by one or more owners of property associated with the delinquent balance, approved by the signature of the President of the Association or the Association Manager, and provide that the owner shall pay future assessments when due, in addition to any arrearage payment due under a payment plan;
2. To be qualified for a payment plan an owner must not have failed to honor the terms of two previous payment plans in the two years prior to a request for a new payment plan;
3. No monetary penalties shall accrue on balances while a payment plan is in effect, but reasonable costs associated with administering the plan and interest shall continue to accrue;
4. Any qualified owner who owes a delinquent balance of $300 or less shall be allowed, without deliberation by the Board, to pay that balance in three equal consecutive monthly installments, with the first payment due within the first thirty day period following of the approval of the payment plan;
5. Any qualified owner who owes a delinquent balance of more than $300 shall be allowed, without deliberation by the Board, to pay that balance by paying twenty-five percent of the balance during the first thirty day period following of the approval of the payment plan, with the remaining delinquent balance to be paid in six equal consecutive monthly installments;
6. Any owner may submit a request for a payment plan that does not meet the foregoing guidelines, along with whatever information they wish the Board to consider, and the Board may approve or disapprove such payment plan, in its sole discretion ; and,
7. If an owner who is not qualified to receive a payment plan asks for a payment plan, the Board shall be entitled to approve or disapprove a payment plan, in its sole discretion.

By their signature below the President and Secretary of the Association certify that the foregoing was approved by the Board of Directors of the Association at a duly-called meeting of the Board of Directors at which a quorum of Directors was present, or by signed, unanimous written consent in lieu of a meeting.

Thus executed 12 day of May, 21__

Woodbridge Farms Home Owners Association, Inc.

By: _____
Jeanine Schoenert, Its President

Attest:

By: _____
Lauren Oatman, Its Secretary

STATE OF TEXAS S

COUNTY OF WILSON S

LINDSEY STRICKLAND
Notary Public, State of Texas
Comm. Expires 07-30-2024
Notary ID 132598553

I hereby certify that the foregoing instrument was acknowledged before me, the undersigned Notary, by Jeanine Schoenert, President, Woodbridge Farms Owners Association, Inc., on the date of execution set forth above

_____
Notary Public, State of Texas

STATE OF TEXAS S

COUNTY OF WILSON S

LINDSEY STRICKLAND
Notary Public, State of Texas
Comm. Expires 07-30-2024
Notary ID 132598553

I hereby certify that the foregoing instrument was acknowledged before me, the undersigned Notary, by Lauren Oatman, Secretary, Woodbridge Farms Owners Association, Inc., on the date of execution set forth above.

_____
Notary Public, State of Texas

AFTER FILING AND RECORDING RETURN TO:
Woodbridge Farms Owners Association, Inc.
P.O. Box 780428
San Antonio, Texas 78278-0428

Res: BOD Payment Plan for Woodbridge Farms

VG-677-2021-106748

Wilson County
Eva S. Martinez
Wilson County Clerk

Instrument Number: 106748

Real Property Recordings

Recorded On: May 12, 2021 11:37 AM

Number of Pages: 3

" Examined and Charged as Follows: "

Total Recording: $30.00

********** **THIS PAGE IS PART OF THE INSTRUMENT** **********
Any provision 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.

File Information:

Document Number:	106748
Receipt Number:	20210512000007
Recorded Date/Time:	May 12, 2021 11:37 AM
User:	Loretta R
Station:	cclerk03

FA **Record and Return To:**

WOODBRIDGE FARMS HOMW OWNERS ASSOCIATION, INC.

P.O. BOX 780428

SAN ANTONIO TX 78278-0428

COUNTY COURT ★ COUNTY OF WILSON, TEXAS ★

STATE OF TEXAS
Wilson County
I hereby certify that this Instrument was filed in the File Number sequence on the date/time printed hereon, and was duly recorded in the Official Records of Wilson County, Texas

Eva S. Martinez

Eva S. Martinez
Wilson County Clerk
Floresville, TX

SCANNED

RESOLUTION OF THE BOARD OF DIRECTORS
OF **WOODBRIDGE FARMS HOME OWNERS ASSOCIATION**
REGARDING RECORDS RETENTION POLICY

STATE OF TEXAS S
KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF WILSON S

Pursuant to Section 209.0062, Texas Property Code, **Woodbridge Farms Home Owners Association,** acting through its Board of Directors, has adopted the following record retention policy, to wit:

(1) the certificate of formation (formerly known as articles of incorporation), by-laws restrictive covenants, and all amendments to the certificate of formation, by-laws, and covenants shall be retained permanently;
(2) financial books and record shall be retained for seven years;
(3) account records of current owners, shall be retained for five years,
(4) contracts with a term year of one year or more shall be retained for four years after the expiration of the contract term;
(5) minutes of meetings of the owners and the board shall be retained for seven years; and
(6) tax returns and audit records shall be retained for seven years.

By their signature below the President and Secretary of the Association certify that the foregoing was approved by the Board of Directors of the Association at a duly-called meeting of the Board of Directors at which a quorum of Directors was present, or by signed, unanimous written consent in lieu of a meeting.

Thus executed 12 day of May, 2021

Woodbridge Farms Home Owners Association

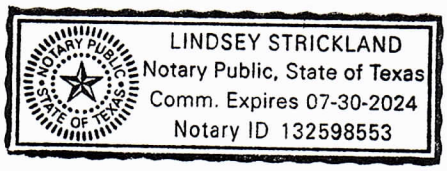
By: _____
Jeanine Schoenert, Its President

Attest:

By: _____
Lauren Oatman, Its Secretary

STATE OF TEXAS S

COUNTY OF WILSON S

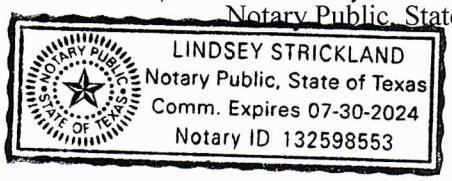


I hereby certify that the foregoing instrument was acknowledged before me, the undersigned Notary, by Jeanine Schoenert, President**, Woodbridge Farms Homeowners Association**, on the date of execution set forth above

Notary Public, State of Texas

STATE OF TEXAS S

COUNTY OF WILSON S



I hereby certify that the foregoing instrument was acknowledged before me, the undersigned Notary, by Lauren Oatman, Secretary, Woodbridge Farms Home Owners Association, on the date of execution set forth above.

Notary Public, State of Texas

AFTER RECORDING RETURN TO:
Woodbridge Farms Home Owners Association
P.O. Box 780428
San Antonio, Texas 78278-0428

File: Retention policy Woodbridge Farms

VG-677-2021-106749

Wilson County
Eva S. Martinez
Wilson County Clerk

Instrument Number: 106749

Real Property Recordings

Recorded On: May 12, 2021 11:37 AM

Number of Pages: 3

" Examined and Charged as Follows: "

Total Recording: $30.00

********** **THIS PAGE IS PART OF THE INSTRUMENT** **********
Any provision 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.

File Information:

Document Number:	106749
Receipt Number:	20210512000007
Recorded Date/Time:	May 12, 2021 11:37 AM
User:	Loretta R
Station:	cclerk03

FX **Record and Return To:**

WOODBRIDGE FARMS HOMW OWNERS ASSOCIATION, INC.
P.O. BOX 780428
SAN ANTONIO TX 78278-0428

COUNTY COURT ★ COUNTY OF WILSON, TEXAS ★

STATE OF TEXAS
Wilson County
I hereby certify that this Instrument was filed in the File Number sequence on the date/time printed hereon, and was duly recorded in the Official Records of Wilson County, Texas

Eva S. Martinez
Wilson County Clerk
Floresville, TX