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OF COUNSEL:

SHARON D. HOBBS
TAMMY BRUCH CLICK

August 9, 2022

Geri Yost
Homeowners Service Company
P.O. Box 780428
San Antonio, Texas 78278

Re: **Original Documents**
Woodbridge Farms Home Owners Association, Inc.
Our File No. 6414 001

Dear Ms. Yost:

Enclosed please find the following original documents filed in Wilson County on July 29, 2022:

1. Policy Regarding Solar Panels and Solar Shingles; and,
2. Splash Pad Rules.

Sincerely yours,

Theresa Gomez

Theresa Gomez
Legal Assistant to Tom L. Newton, Jr.

/tg
Enclosures
6414 001 2311843

SCANNED

WOODBRIDGE FARMS HOME OWNERS ASSOCIATION, INC.
POLICY REGARDING SOLAR PANELS AND SOLAR SHINGLES

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

Approval:
A property owner may utilize solar panels/solar shingles with written Architectural Review Committee (ARC) approval prior to the placement on the property or on any structure on the property. Solar panels and solar shingles must meet the requirement of these guidelines which are intended to maintain the harmonious character of the neighborhood. The ARC reserves the right to use its discretion in the approval of the Solar Systems. Solar laminate is not an acceptable material.

Definition:
A solar panel is defined as a large, thin panel consisting of an array of solar cells, often attached to rooftops to generate electricity directly from sunlight. Solar shingles resemble composition shingles in shape but function in a similar manner as the solar panel.

Use:
The use of the solar panels and shingles system is to generate electricity and sublet the electrical needs of a dwelling.

Restrictions:
No solar energy device is allowed that:
(1) as adjudicated by a court:
  (A) threatens the public health or safety; or
  (B) violates a law;
(2) is located on property owned or maintained by the Association;
(3) is located in an area on the property owner's property other than:
  (A) on the roof of the home or of another structure allowed under the Declaration; or
  (B) in a fenced yard or patio owned and maintained by the property owner;
(5) if mounted on the roof of the home:
  (A) extends higher than or beyond the roofline;
  (B) is located in an area other than an area designated by the ARC, unless the alternate location increases the estimated annual energy production of the device, as determined by using a publicly available modeling tool provided by the National Renewable Energy Laboratory, by more than 10 percent above the energy production of the device if located in an area designated by the property owners' association;
  (C) does not conform to the slope of the roof and has a top edge that is not parallel to the roofline; or
  (D) has a frame, a support bracket, or visible piping or wiring that is not in a silver, bronze, or black tone commonly available in the marketplace;
(6) if located in a fenced yard or patio, is taller than the fence line;
(7) as installed, voids material warranties; or

(8) was installed without prior approval by ARC.

The foregoing was adopted by majority vote of the ARC, as certified by the signature below of the Chair of the ARC, to be effective upon this Policy being recorded in the Official Public Records of Wilson County, Texas.

WOODBRIDGE FARMS HOME OWNERS ASSOCIATION, INC.,
a Texas non-profit corporation,
acting by and through its
Architectural Review Committee

By: Jeanine Schoenert, its Chair

STATE OF TEXAS §
§
COUNTY OF WILSON §

Before me, the undersigned notary public, on this day personally appeared Jeanine Schoenert, Chair of the Architectural Review Committee of Woodbridge Farms Home Owners Association, Inc., known to me or proved to me by presentation to me of a governmentally-issued identification card to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed it for the purposes and consideration expressed in it.

Given under my hand and seal of office the 12 day of July, 2022.

Lauren Noelle Oatman
My Commission Expires
5/9/2026
Notary ID
129813479

Lauren Oatman
Notary Public, State of Texas

AFTER RECORDING RETURN TO:
Woodbridge Farms Home Owners Association, Inc.
c/o Tom L. Newton, Jr.
ALLEN, STEIN & DURBIN, P.C.
6243 IN 10 West, Suite 700
San Antonio, Texas 78201

6414 001 2271353 tg

VG-1922-2022-124038

Wilson County
Eva S. Martinez
Wilson County Clerk

Instrument Number: 124038

Real Property Recordings

Recorded On: July 29, 2022 02:37 PM

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:	124038
Receipt Number:	20220729000037
Recorded Date/Time:	July 29, 2022 02:37 PM
User:	Georgina L
Station:	cclerk01

Record and Return To:

WOODBRIDGE FARMS HOME OWNERS ASSOCIATION
C/O TOM L NEWTON JR ALLEN STEIN & DURBIN PC
6243 IN 10 WEST SUITE 700
SAN ANTONIO TX 78201

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

2

SCANNED

WOODBRIDGE FARMS HOME OWNERS ASSOCIATION, INC.
SPLASH PAD RULES

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

1. Splash Pad Schedule and Hours of Operation:
The splash pad will be open for use by owners and residents June 1 through September 15, as weather allows. Hours of operation are 10:00 a.m. to 8:00 p.m. unless special approval for access for parties, etc., is given in advance in writing.

2. Splash Pad Conduct Rules:

a. The Association is not responsible for accidents.
b. There is no attendant on duty.
c. No running, pushing or rough play is allowed.
d. No glass containers, smoking bubbles, oil, food or drinks are permitted near the splash pad.
e. No food or drinks are allowed in the splash pad.
f. Children who are not toilet trained must wear swim diapers.
g. Children under the age of six must be accompanied by an adult.
h. No animals are allowed on the splash pad.
i. No bikes, skateboard or rollerblades are allowed on the splash pad.
j. No water toys or water balloons are allowed on the splash pad.
k. The splash pad must be vacated immediately when thunder or lightening are present.
l. Water shoes are highly recommended.
m. Please pick up all trash yourselves.
n. There will be a pavilion but at this time all parties will need to be approved through the HOA and will have a two-hour time limit.
o. All Park and Splash Pad parties must be approved and booked through the Association, through a party application and fee schedule approved by the Board of Directors of the Association.

The foregoing was adopted by majority vote of the ARC, as certified by the signature below of the Chair of the ARC, to be effective upon this Policy being recorded in the Official Public Records of Wilson County, Texas.

[SIGNATURE PAGE TO FOLLOW]

WOODBRIDGE FARMS HOME OWNERS ASSOCIATION, INC.,
a Texas non-profit corporation,
acting by and through its
Architectural Review Committee

By: Jeanine Schoenert, its Chair

STATE OF TEXAS §
§
COUNTY OF WILSON §

Before me, the undersigned notary public, on this day personally appeared Jeanine Schoenert, Chair of the Architectural Review Committee of Woodbridge Farms Home Owners Association, Inc., known to me or proved to me by presentation to me of a governmentally-issued identification card to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed it for the purposes and consideration expressed in it.

Given under my hand and seal of office the 12 day of July, 2022.

Lauren Noelle Oatman
My Commission Expires
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Lauren Oatman
Notary Public, State of Texas

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c/o Tom L. Newton, Jr.
Allen, Stein & Durbin, P.C.
6243 IN 10 West, Suite 700
San Antonio, Texas 78201

6414 001/22788017

VG-1922-2022-124037

Wilson County
Eva S. Martinez
Wilson County Clerk

Instrument Number: 124037

Real Property Recordings

Recorded On: July 29, 2022 02:37 PM

Number of Pages: 3

" Examined and Charged as Follows: "

Total Recording: $30.00

********** **THIS PAGE IS PART OF THE INSTRUMENT** **********
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C/O TOM L NEWTON JR ALLEN STEIN & DURBIN PC
6243 IN 10 WEST SUITE 700
SAN ANTONIO TX 78201

COUNTY COURT ★ COUNTY OF WILSON, TEXAS ★

STATE OF TEXAS
Wilson County
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Eva S. Martinez

Eva S. Martinez
Wilson County Clerk
Floresville, TX