

**Idlewilde Estates Property Owners Association, Inc.**

✓  
PO Box 508  
Onalaska, Texas 77360

**Resolution – Deed Restrictions**

- Whereas,** A document to revise the 2010 RESTATED, AMENDED AND CONSOLIDATED DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR IDLEWILDE ESTATES SECTIONS ONE, TWO, AND FOUR, POLK COUNTY, TEXAS has been submitted for approval by the property owners of the Association; and
- Whereas,** A majority of property owners present at the 2015 Annual Meeting of the Membership or voting by absentee ballot approved Amendment 1: ARTICLE II Property Owners Association, Liability, and Insurance – voted to approve deletion of *(b) Any lot owner who brings a lawsuit against the Association alleging a violation of any duty of the Association to enforce the deed restrictions, or alleging that the Association, or any director and/or agent of the Association, shall be liable to the Association for any legal fees and cost incurred in defending such lawsuit.*
- Whereas,** A majority of property owners present at the 2015 Annual Meeting of the Membership or voting by absentee ballot approved Amendment 2: ARTICLE III Property Rights in Common Area and Designated Reserves – voted for deletion of *(b) The right of the Association to suspend a Member's voting rights and right to use the recreational and other facilities owned or operated by the Association, for any period during which any assessment against his Lot or any other sum due the Association by him remains unpaid; and for a period not to exceed thirty (30) days for any infraction of its published rules and regulations;*
- Whereas,** A majority of property owners present at the 2015 Annual Meeting of the Membership or voting by absentee ballot approved Amendment 3: ARTICLE V Covenant for Maintenance Assessments voted to modify wording to *4 Special Assessments for Capital Improvement; In addition to the annual maintenance fee authorized above, the Association may levy, in any assessment year, a special assessment applicable to that year only, for the purpose of defraying, in whole or in part, the cost of any construction, reconstruction, or unexpected repair or replacement of a particular capital improvement located upon the Common Area, including the necessary fixtures and personal property related thereto, provided that any such assessment shall have the written approval of a majority of the property owners.*
- Whereas,** A majority of property owners present at the 2015 Annual Meeting of the Membership or voting by absentee ballot approved Amendment 4: ARTICLE VIII Use Restrictions voted to modify wording to *Type of Living Unit: No building shall be erected, altered or placed on any lot other than detached single family dwellings of not less than one thousand five hundred (1,500) square feet exclusive of porches and garages. Each new construction will include an enclosed garage, either attached or detached.*

**Whereas,** A majority of property owners present at the 2015 Annual Meeting of the Membership or voting by absentee ballot approved Amendment 5: ARTICLE IX Easements voted to modify wording to *General: The Association shall have the right to grant, convey, dedicate or reserve easements over, on or under any part of any IPOA common or reserved area, for streets and/or for electric light and power, telephone, natural gas, water, sanitary sewer, storm sewer, cable television, and other utility lines and facilities.*

**NOW, THEREFORE,** on behalf of the Idlewilde Property Owner's Association Board of Directors, I do hereby proclaim the above Amendments to the 2010 RESTATED, AMENDED AND CONSOLIDATED DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR IDLEWILDE ESTATES SECTIONS ONE, TWO AND FOUR, POLK COUNTY, TEXAS to have been accepted by the majority of property owners and to be in full force and effect from April 25, 2015.

IDLEWILDE ESTATES PROPERTY OWNERS ASSOCIATION, INC.

By: Joseph Crain  
President

STATE OF TEXAS\*  
COUNTY OF POLK\*

This instrument was acknowledged before me on the 12<sup>th</sup> day of May, 2015 by JOSEPH CRAIN, President, Idlewilde Estates Property Owners' Association, Inc.



M. Spivey  
Notary Public, State of Texas

FILED FOR RECORD

2015 MAY 28 PM 2:02

Schelana Hock  
SCHELANA HOCK  
POLK COUNTY, TEXAS

STATE OF TEXAS )  
COUNTY OF POLK)

I, SCHELANA HOCK hereby certify that the instrument was FILED in the file number sequence on the date and at the time stamped hereon by me and was duly RECORDED in the Official Public Records in Volume and Page of the named RECORDS OF Polk County, Texas as stamped hereon by me.

AS

MAY 28 2015



Schelana Hock  
COUNTY CLERK  
POLK COUNTY, TEXAS