



Date September 3, 2020

Re: Notice of Changes to POA Declarations and Restrictions

Dear Wildwood Forest Subdivision Lot Owner,

This letter is to notify you of changes made to the Wildwood Forest declarations & restrictions at the special POA meeting held August 18, 2020. The minutes for this meeting were posted to our Facebook page immediately after the meeting but I've also attached here for your reference.

The changes that will be implemented, once filed with Robertson County are as follows.

Article I – Definitions

1.12. Notice. Whenever any "notice" is required by these Restrictions, such notices shall be in writing and shall be deemed received when actually received, or five days after the deposit of such notice in the United States mail, postage prepaid and addressed to the last known address of an Owner appearing on the books of the Association, whether or not such notice is actually received. It shall be the duty of each Tract Owner to keep the Association apprised of its current address.

1.12 Amended Notice – to include email as an acceptable form of communication.

Article II – Restrictions

2.04. Tiny House or Modular Cabin: In addition to the main residence or in lieu of a main residence, one Tiny House or modular cabin may be built upon each Tract ~~prior to the main residence being constructed~~, provided the modular cabin contains no less than four hundred (400) square feet and no more than one thousand (1,000) square feet. There is no minimum square footage on a Tiny House. Any Tiny House or modular cabin must be constructed of new materials and a Tract Owner must obtain prior written approval from the Architectural Control Committee, which has the sole discretion to approve or deny the submitted design. A Tiny House or modular cabin that is similarly crafted like those manufactured by Lelands Cabins and Ulrich Cabins are examples of the type of Tiny Houses and modular cabins that the Architectural Control Committee will consider for approval.

2.04 Amended – tiny House or Modular Cabin: Strikethrough "prior to the main residence being construction" in order to allow a Tiny House or Modular Cabin to be constructed at any time before or after the main residence is built.

**Wildwood Forest
Property Owners Association**

Mike Sangl – President msangl@sbcglobal.net
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Article VII – Duties and Powers of the Wildwood Forest Property Owner's Association

7.01. General Duties and Powers of the Association. The Association has been formed to further the common interest of the Members. The Association, acting through the Board of Directors or through persons to whom the Board of Directors has designated such powers (and subject to the provisions of the bylaws), shall have the duties and powers hereinafter set forth and, in general, the power to do anything that may be necessary or desirable to further the common interest of the Members and to improve and enhance the attractiveness, desirability and safety of the Subdivision. The Board of Directors shall minimally be composed of three individuals serving three year staggered terms, with the titles of President, Vice-President, and Secretary/Treasurer, being assigned annually by the board of Directors.

7.01 Amended – General Duties and Powers of the Association. The current position titles are changed to President, Vice-President/Secretary, Treasurer.

Article VIII – Architectural Control Committee

8.01. Basic Control & Applications

- (b) Each application made to the Architectural Control Committee or Developer (prior to the Control Transfer Date) for approval, shall contain an application in the form specified by the Architectural Control Committee or Developer (prior to the Control Transfer Date), two sets of professionally drawn Plans and Specifications for all proposed Improvements, showing the location of all Improvements in the Tract, and any applicable fees or deposits together with such other reasonable necessary information as the Architectural Control Committee or Developer (prior to the Control Transfer Date) shall request. These plans must be submitted in PDF format to the Developer, or after the Control Transfer Date, to the ACC. A non-refundable fee of \$250.00 is required at time of plan submittal to cover administrative costs involving the home plan approval process.

8.01 (b) Amended – Basic Controls and Applications only one set of plans are required and the non-refundable fee of \$250 will be a one-time fee and is only required if the improvement plans are for a residence, either the main residence or a tiny home or modular home, whichever comes first. All other improvements will not require a fee.

Please let me know if you have any questions.

Sincerely,

Sally Aleman,
Vice President/Secretary

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Property Owners Association

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