

Guadalupe County Clerk

Honorable Teresa Kiel
211 W. Court St
Seguin, TX 78155

Main: (830)303-8859 **Schertz:** (210)945-4199

Receipt: 20221024000158
Date: 10/24/2022
Time: 03:16PM
By: Jeanne C
Station: Recording3
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<u>Seq</u>	<u>Item</u>	<u>Document Description</u>	<u>Doc Number</u>	<u>Number</u>	<u>Amount</u>	<u>Serial Number</u>
1	OPR Recordings	RESTRICTIONS	202299032815	5	\$38.00	

Fund Distributions

Records Management	\$10.00
Records Archive Fee	\$10.00
Courthouse Security	\$1.00
Recording Fees	\$17.00

Order Total (1) \$38.00

<u>Seq</u>	<u>Payment Method</u>	<u>Transaction Id</u>	<u>Comment</u>	<u>Total</u>
1	Check	17032	PARK AT WOODLAND OAKS OWNERS ASSOCIATION INC	\$38.00
Total Payments (1)				\$38.00
Change Due				\$0.00

PARK AT WOODLAND OAKS OWNERS
ASSOCIATION INC
17319 SAN PEDRO STE 318
SAN ANTONIO, TX 78232

For more information about the County Clerk's office and to search property records online, please visit www.co.guadalupe.tx.us/coclerk/coclerk.php

Thank you for allowing us to serve you!

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AFFIDAVIT FOR FILING DEDICATORY INSTRUMENTS

STATE OF TEXAS §
 §
COUNTY OF GUADALUPE §

KNOW ALL BY THESE PRESENT:

WHEREAS section 202.006 of the Texas Property Code requires that a property owners' association file its dedicatory instruments in the real property records of the county in which the property is located, and

WHEREAS the Park at Woodland Oaks Owners Association, Inc. is a property owners' association as the term is defined in the Texas Property Code and has property located in Guadalupe County, Texas,

NOW THEREFORE, true copies of the following dedicatory instruments of the Park at Woodland Oaks Owners Association, Inc. which have not been previously filed in the public records of Guadalupe County are attached hereto, including:

- ***Bid Solicitation Process***
- ***Religious Item Display Guidelines***
- ***Swimming Pool Enclosure Guidelines***

FURTHER, other dedicatory instruments of the Park at Woodland Oaks Owners Association, Inc. have already been filed in the public records of Guadalupe County as these documents supplement the previously filed documents.

SIGNED on this the 19th day of October, 2022.

Park at Woodland Oaks Owners Association, Inc.

By: Spectrum Association Management, L.P.

By: Shelby Welch
Shelby Welch
Spectrum Association Management, L.P.
Managing Agent

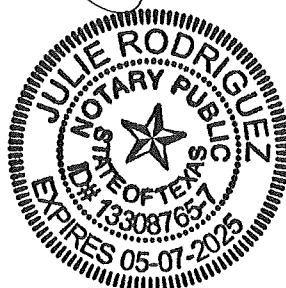
State of Texas §

County of Bexar §

This Instrument was acknowledged and signed before me on 19, October, 2022 by Shelby Welch, representative of Spectrum Association Management, the Managing Agent for Park at Woodland Oaks Owners Association, Inc., on behalf of said association.

[Signature]
Notary Public, State of Texas

After Recording Return To:
Spectrum Association Management
Attn: Transitions
17319 San Pedro, #318
San Antonio, TX 78232



**Bid Solicitation Process for the
Park at Woodland Oaks Owners
Association, Inc.**

STATE OF TEXAS §

COUNTY OF GUADALUPE§

Pursuant to the Bylaws of the Park at Woodland Oaks Owners Association, Inc. referred to as "Association") and the Declaration of Protective Covenants, the Directors of the Park at Woodland Oaks Owners Association, Inc., a Texas non-profit corporation, consent to the adoption of the following resolution:

RE: Bid Solicitation Process

WHEREAS:

1. Section 209.0052 of the Texas Property Code creates a requirement that an association create a process for bid solicitation when the association proposes to contract for services that will cost more than \$50,000.00.
2. The Association's Board of Directors (the "Board") desires to establish a policy consistent with Section 209.0052.

BE IT RESOLVED THAT the Association may enter into a contract for services that is equal to or exceeds \$50,000 if:

- a. The Association has solicited at least two competitive proposals for the contract;
- b. All Directors have access to the proposals provided by potential vendors before approval by the Board of Directors; and
- c. The Association complies with all requirements of 209.0052.

EFFECTIVE DATE: _____

Authorized Board Member Signature:  Date: 1/22/2022

**Religious Item Display Guidelines for the
Park at Woodland Oaks Owners
Association, Inc.**

STATE OF TEXAS §

COUNTY OF GUADALUPE§

Pursuant to the Bylaws of the Park at Woodland Oaks Owners Association, Inc. referred to as “Association”) and the Declaration of Protective Covenants, the Directors of the Park at Woodland Oaks Owners Association, Inc., a Texas non-profit corporation, consent to the adoption of the following resolution:

RE: Architectural Guidelines for Religious Displays
WHEREAS:

2. The Texas Property Code Chapter 202 Section 202.018 precludes associations from adopting or enforcing a restrictive covenant which governs an owner’s or resident’s right to display one or more religious items the display of which is motivated by the owner’s or resident’s sincere religious belief; and
4. Pursuant to Section 202.018(b) of the Texas Property Code, the Board of Directors is permitted to adopt certain limitations on the display of religious items.

BE IT RESOLVED THAT:

1. In order to comply with Section 202.018 of the Texas Property Code, the Board of Directors of the Association adopts the following guidelines to govern the display of religious symbols.
 - b. The religious item cannot threaten public health or safety.
 - c. The religious item cannot violate the law other than a law prohibiting the display of religious speech.
 - c. The religious item cannot contain language, graphics or other display that is patently offensive to a passerby for reasons other than its religious content.
 - d. The religious item shall not be installed on property:
 - i. owned or maintained by the Association; or
 - ii. owned in common by members of the Association.
 - e. The religious item cannot violate any applicable building line, right-of-way, setback or easement.
 - f. The religious item cannot be attached to a traffic control device, street lamp, fire hydrant, or utility sign, pole, or fixture.
2. In the event of any conflict between these provisions and any religious item display restrictions contained in any governing documents of the Association, including design guidelines, policies and the Declaration, this Religious Item Display Policy controls.

EFFECTIVE DATE: _____

Authorized Board Member Signature: _____

Date: 1/22/2022

**Swimming Pool Enclosure Guidelines for the
Park at Woodland Oaks Owners
Association, Inc.**

STATE OF TEXAS §

COUNTY OF GUADALUPE§

Pursuant to the Bylaws of the Park at Woodland Oaks Owners Association, Inc. referred to as “Association”) and the Declaration of Protective Covenants, the Directors of the Park at Woodland Oaks Owners Association, Inc., a Texas non-profit corporation, consent to the adoption of the following resolution:

RE: Architectural Guidelines for Swimming Pool Enclosures
WHEREAS:

1. The Texas Property Code Chapter 202 Section 202.022 precludes associations from adopting or enforcing a restrictive covenant which prohibits or restricts a property owner from installing on a property owner’s property a swimming pool enclosure that conforms to applicable state or local safety requirements; and
2. Pursuant to Section 202.022(b)(2) of the Texas Property Code, the Board of Directors is permitted to adopt certain limitations on the installation of a Swimming Pool Enclosure.

BE IT RESOLVED THAT:

3. In order to comply with Section 202.022 of the Texas Property Code, the Board of Directors of the Association adopts the following guidelines to govern the installation of a Swimming Pool Enclosure.
 - a. A “swimming pool enclosure” means a fence that:
 1. Surrounds a water feature, including a swimming pool or spa;
 2. consists of transparent mesh or clear panels set in metal frames;
 3. is not more than six feet in height; and
 4. is designed to not be climbable.
 - b. The swimming pool enclosure shall be black in color and consist of transparent mesh set in metal frames.

EFFECTIVE DATE:

Authorized Board Member Signature:  Date: 6/22/2022

FILED and RECORDED in the OFFICIAL PUBLIC RECORDS

Honorable Teresa Kiel, Guadalupe County Clerk

Document Number: 202299032815
Recorded On: October 24, 2022 03:16 PM
Total Pages: 5
Total Fees: \$38.00

Discriminatory restrictive covenants based on race, color, religion contradict the 14th Amendment's Equal Protection Clause and are therefore unenforceable under federal law. Supreme Court Decision Shelly v. Kraemer 1948.

**THIS PAGE CONTAINS IMPORTANT RECORDING INFORMATION
AND SHALL REMAIN A PART OF THIS INSTRUMENT.**

Receipt Number: 20221024000158
User: Jeanne C
Station: Recording3

Return To:
SPECTRUM ASSOCIATION MANAGEMENT
17319 SAN PEDRO STE 318

SAN ANTONIO TX 78232

**STATE OF TEXAS
GUADALUPE COUNTY**

**I hereby certify this instrument was FILED and RECORDED in the OFFICIAL
PUBLIC RECORDS of Guadalupe County, Texas on the date/time printed above.**



Teresa Kiel
Teresa Kiel
Guadalupe County Clerk
Guadalupe County, TX