GENERAL RULES AND REGULATIONS- JANUARY 22, 2025

OAKWOOD POA - 8799 CHARLYA DRIVE ATHENS, TEXAS 75752 - 903.677.3924 OAKWOODPOA@AOL.COM

The following information, rules, and regulations supplement the recorded Covenants and Restrictions and are binding upon all owners within the Oakwood Unit I, Unit II, and Unit III subdivisions. The Oakwood Property Owners Association Board of Directors reserves the right to establish and amend policies, rules, and regulations for the subdivision. Property owners in Oakwood are members of the Oakwood POA. It is an owner's responsibility to make sure that they understand the current C&Rs, rules, regulations, and processes of Oakwood POA. All Rules and Regulations, including those generally set out in the C&R's shall be enforced in accordance with the Fine Policy attached as Exhibit A to this document. All legal remedies shall be available to the Board as well.

1) **Amenities**
   a) The use of amenities is limited to owners whose accounts are in good standing.
   b) All amenities are for owners. Lessees are allowed to use all the amenities other than the storage lots. If the homeowner invites a guest to use the amenities, the homeowner must be physically in the Oakwood Community during use by the guest.
   c) Only an owner or lessee may contact the POA office regarding any amenity requiring registration, reservation, or access code.
   d) Dissemination of any access code and/or lock will result in immediate loss of privileges.
   e) Failure to abide by POA rules will result in amenity use restrictions.

   a) **Boat Launch**
      i) The boat launch is an add-on amenity for homeowners in good standing.
      ii) Permits are available to owners through the POA office for $50 per calendar year. Permits are available to lessees for $100 per calendar year.
      iii) Gate
         (1) The Boat Launch gate chain must be locked after the watercraft has been launched. Do not leave the gate open while on the lake.
      iv) Launching/Parking
         (1) The truck, trailer, etc., that is used to transport watercraft to the launch must be removed from the launch area immediately after the watercraft has been put into the water. The trailer must be returned to the owner's property, storage area, or POA office parking lot during the time the watercraft is on the lake.
         (2) No parking in the parking lot adjacent to the Clubhouse, on the street, or any Common Area in the boat launch vicinity.
            (a) Towing at the owner's expense will be enforced.
         (3) After launching watercraft, it is prohibited to secure it to the POA owned Boat Slips or fishing pier. It should be beached near the launch or in the general beach vicinity within the POA park area.
         (4) Customary courtesy and protocol will be followed during the launching and retrieving of watercraft especially when such times are during the late hours of night or early hours of morning. Always use common sense and discretion.

   b) **Boat Slips**
      i) There are currently no vacant boat slips. There is a waiting list in the POA office.

   c) **Clubhouse**
      i) Reservations are available on a first-come, first-served basis through the POA office. Only one reservation may be made at a time.
         (1) $100 per day fee
         (2) $200 refundable Deposit (if clubhouse is left clean & damage free) must be received along with the reservation.
      ii) NO pets, wet clothes, sleeping, or smoking allowed inside the Clubhouse.
      iii) Do not remove clubhouse furniture, including moving inside furniture to the outside.
      iv) Remove all trash from the Clubhouse at end of the rental period and place it in an Oakwood dumpster.
         (1) Do not leave trash outside of the Clubhouse.

(2) See "Trash Service/Dumpsters."

v) Clubhouse must be closed no later than midnight (except New Year's Eve at 1:00 AM). It is imperative that the clubhouse is vacated by these times.

d) **Exercise Room**

i) Available to Homeowners/Lessees.

ii) Code is available from the POA Office.

e) **Gate Access**

i) Gate cards, remotes, codes, and pins may be requested through the POA Office.

(1) A max of 5 combined cards and remotes per homeowner account.

(2) If your card or remote is not working, owners can email the serial numbers to the POA office; office personnel will troubleshoot and correct the issue.

(3) Cards $10/ea; Remotes $40/ea (prices subject to change)

(4) Owners can opt in to having personal Pins programmed into the gate.

1. A maximum of two phone numbers per owner account can be programmed into the front Gate that allows owners to provide their guests with Pins to request gate entry.
2. The POA Office will provide owners with instructions on how to use their Pins once they have been programmed.

ii) Temporary Codes are created weekly and are good Monday to Monday.

(1) To request the current temporary code, email the POA office or call a Board Member.

(2) Temporary codes are available as early as Friday.

(3) The temporary code is not to be shared/posted on public forums.

f) **Pickle Ball Court**

i) The pickle ball supplies are provided by the POA and are located in a locked box at the courts. Contact the POA office to request use of the supplies.

g) **RV & Camping Park**

i) Overnight camping and RV parking is only allowed in the RV & Camping Park.

ii) Reservations are available through the POA office.

(1) $15/night for trailers and RVs, $5/night for tents

(2) Fees must be paid in advance.

(3) Reservations over 2 weeks are subject to Board approval.

iii) Camping Equipment

(1) Only factory-built recreational vehicles or factory-made tents may be used.

(2) Converted buses or converted trailers, not originally meant for camping, are prohibited.

iv) All campsites must be kept clear of debris and clean.

(1) All trash must be deposited in the receptacles provided at the camping facility.

v) All holding tanks must be emptied into the dump station provided at the camping facility.

h) **Storage Lots**

i) Three gated and locked storage lots were created for owners only, to use at their own risk, to store recreational vehicles, watercrafts, and trailers.

ii) Space is limited, not guaranteed, and is on a first-come, first-served basis.

iii) Only for preapproved items that have been registered with the POA and have a permit sticker.

iv) Spaces are assigned and may not be changed without prior approval.

i) **Swimming Pool**

i) Pool rules will be posted at the pool. Failure to follow the rules may result in termination of use of the pool or fines.

j) **Trash Service/Dumpsters**

i) Available to homeowners/lessees only (trash service is billed through their water account).

ii) Not for owners without a residence or any contractors.
iii) Place household trash only, in tied trash bags, within the dumpsters.
iv) No trash can be placed or left outside of the dumpsters.
v) **ALL BOXES MUST BE BROKEN DOWN.**
vi) No building materials, chemicals, paint, appliances, tires, trees, stumps, and large items such as mattresses or furniture.
(1) Owners may take some items that are not allowed in the dumpsters to a local waste station. The closest is Henderson County Precinct 4 – 9769 Co Rd 4719, Larue, TX 75770
(2) Violations: owners will be contacted to remove said prohibited items from dumpsters and subject to the appropriate fine as set out in the fine policy. Owners are liable for their workers and guests who put banned items in the dumpsters.
vii) Contractor dumpsters are for that job site only, not for other owners.

2) **Animals**
a) Dogs and cats and other household pets, such as fish, birds, and hamsters are allowed for household pets
i) All dogs must be on a physical leash when not on the owner's property, except owners may have their dogs off leash in the park (Common Area) when under the owner's control. (Wireless leashes are not physical leashes.)
ii) Pet owners are responsible for making sure their pets do not make an unreasonable amount of noise or create a nuisance in the community.
iii) Pet owners are responsible for picking up and disposing of all pet excrement when not on the owner's property.
iv) Feeding and caring for animals, including feral cats, on POA property is prohibited and subject to fines and prosecution. According to Texas law, if anyone feeds a feral cat, they become responsible for its care and upkeep.
v) Violations:
(1) Formal complaints may be made to the POA office.
(2) Violators will be subject to the appropriate fines as set out in the Fine Policy.

3) **Burning**
a) Ground fires are prohibited in Oakwood and violators will be subject to the **maximum fine** as set out in the Fine Policy attached as Exhibit A.
b) Burning of trash in any manner is prohibited.
c) Burn Pit Access may be granted through the POA Office or a Board Member.
i) Access is only for owners, lessees, and Oakwood Personnel.
ii) Contractors and non-property owners are prohibited.
iii) Allowed in burn pit: Brush, leaves, untreated lumber, small trees (under 8ft long & 10inches in diameter), grass clippings
iv) **NOT** Allowed in Burn Pit: anything not listed in "Allowed" to include plastic, stumps, treated lumber, lumber with nails and/or staples (including pallets), cardboard, paper, large trees/logs (over 8ft long and 10inches in diameter).

4) **Buying & Selling**
a) Owners are encouraged to notify the POA office if they are interested in buying or selling Oakwood property.
b) The POA office keeps a list of known sellers and interested buyers.

5) **Communication**
a) The POA uses email and the bulletin boards at the Mail Station for most communications.
b) Please let the POA office know which contact information, if any, may be shared with other owners who request it.
c) Because the POA office has limited office hours, a black mailbox (**"To the POA Office"**) has been installed at the Mail Station to allow owners a place to provide items to the POA.

6) **Dues, Late Fees, and Interest**
a) All Lot Owners pay Maintenance Dues.

b) Homeowners pay an additional Homeowner Fee.

c) Due January 31st and July 31st

i) Statements are mailed and/or emailed 30 days prior to the due date.

d) Late Fees will be charged as follows for delinquent dues: 30 days: $25; 60 days: $75; 120 days: $100; 150 days: $400

e) Late Fees are calculated each month and are invoiced for the preceding six (6) month period for a total of $400.00 per 6 months. (whether you own 1 lot or 70 lots)

T f) Twelve percent (12%) per year interest on the balance owing will be added to the invoices written at the end of the year

g) Payments may be made in the POA Office, mailed, or placed in the "To the POA office" mailbox at the Mail Station.

h). Liens may be filed against the property if the dues are delinquent for more than 12 months

7) **Firearms**

a) The discharge and use of firearms are prohibited. No fine shall be assessed if the firearm is determined to have been used in self-defense as allowed under Texas Law.

8) **Fireworks**

a) The discharge of fireworks is prohibited. Violators will be subject to the **maximum fine** in accordance with the Fine Policy.

9) **General/Miscellaneous**

a) No obnoxious or offensive activity or language shall be conducted or engaged in which may be a nuisance to others.

b) Public intoxication will not be tolerated and will be reported to the proper authorities.

c) Personal Yard/Garage Sales are prohibited.

d) Preapproved signs may be used.

i) For-Sale sign holders with stakes are available to borrow from the POA Office.

ii). All other signs such as spirit or school signs must be placed within 5 feet of the homeowner's house.

e) No bus, mobile home, or temporary building shall be used for storage purposes on any lot.

f) No outside toilet shall be on any subdivision lot except those that are required by the ARC construction guidelines.

g) No soliciting is allowed.

h) All storage buildings and greenhouses must be placed in the rear yard of the property behind the home. Rear yard shall mean an area not visible from the front street of the residence to the extent reasonably practicable, considering lot configuration and topography. If visibility cannot be avoided, the structure must be screened by fencing or vegetation approved by the ARC. The ARC may approve alternate placements that substantially comply with the intent of the C&Rs.

i) Anyone desiring a meeting with the Board must request that meeting in the POA office. Making this request to individual board members will not result in a Board meeting.

10) **Modifications & Construction**

a) All projects must meet current Texas Building Codes.

b) Almost ALL modifications and construction projects must be approved of by the Architectural Review Committee & Board of Directors prior to beginning the project (including lot clearing).

i) Owners, not contractors, may request an ARC Application, Fee Schedule, and details from the POA Office.

ii) The ARC process can take up to 45 days.

iii) See "Water" & "Personnel"

iv) A broad pallet of paint colors, materials, and architectural styles will be provided for new construction and modifications in keeping with construction trends that are harmonious with the Community. These will be available through the ARC as the construction plans are developed. Exterior finishes, signage, and decorative elements shall not use fluorescent, neon, high-visibility, or other intensely colored materials that are inconsistent with the aesthetic character of the community.

v) Corrugated agricultural metal, commonly referred to as "barn tin," is prohibited on all residences, accessory structures, storage buildings, fencing, and exterior features. For purposes of this section, "corrugated agricultural metal" means unfinished or painted galvanized sheet metal with exposed wavy corrugations, visible fasteners, or utility-grade agricultural panels typically used on barns, sheds, and farm structures.

vi). Architecturally-rated metal roofing and siding may be permitted with prior written approval of the Architectural Review Committee. Approved systems must be factory-finished, color-coated panels (e.g.,

standing seam or engineered rib systems), with concealed fasteners, matching trim, and installed per manufacturer specifications.

viii) All accessory buildings must use materials and finishes that match or complement the primary residence (e.g., architectural metal with concealed fasteners, asphalt shingles, fiber-cement, or similar residential grade products).

11) **Personnel**

a) Board of Directors

i) The Oakwood POA is run by a volunteer Board of Directors who manage all aspects of Oakwood.

(1) Meetings

1. Notices of meetings are emailed to owners and posted at the Mail Station.
2. POA Board Meetings are usually held monthly at 6:00pm in the POA Clubhouse.
3. The Annual Meeting of the Members is typically held at the end of August in the Clubhouse.
4. Any individual may request a meeting with the Board of Directors regarding an appeal or discussion of any issue. The request must be made in the POA office, **NOT** to an individual Board Member.

b) Architectural Review Committee

i) A committee of volunteers appointed by the Board of Directors to review all modification and construction requests. (see "Modifications & Construction")

c) The Board of Directors has hired 2 contractors to help manage Oakwood.

i) Office Manager

(1) Office Hours: Monday, Wednesday, & Friday 11am-2pm; 2nd Saturdays 9am-2pm

(2) Because of our office hours, we recommend that you email oakwoodpoa@aol.com for communications.

ii) Maintenance Tech

(1) Works most weekdays: Hours vary

(2) Owners may communicate maintenance requests through the POA office and/or Board Members.

12) **Vehicles**

a) Observe all speed limit signs and inform your guests and contractors to do likewise.

b). Overnight parking on the street is not allowed for safety reasons.

c) No trailer, watercraft, or RV may be stored in public view (from the street and/or by neighbors) for more than four (4) consecutive days during any 7 day period.

13) **Violations**

See attached Fine Policy and Schedule Exhibit "A

14) **Water**

a) Oakwood has a private water system called Oakwood Subdivision Water System.

b) The POA Board and personnel manage line breaks, leaks, inspections, maintenance, etc.

c) Owners, not contractors, may contact the POA office for a water service application.

d) Bills

i) The Board has contracted with JW Utilities to routinely handle regulatory matters and water usage billing.

ii) Bills are provided through US Mail.

iii) Cash and checks may be dropped off in the POA office, in the POA mailbox at the Mail Station, or checks may be mailed. In the future, an online bill pay for water may be established.

iv) Contact JW Utilities for all account information, including bill amounts, at oakwoodpoawater@yahoo.com.

e) TCEQ governing codes require a Customer Service Inspection when any new construction or major modifications have been made such as remodeling which involves expansion of plumbing, septic, or sprinkler systems. Contact the office for additional information and/or to schedule the inspection.

f) Voluntary Watering Program

i) Owners are asked to follow the voluntary lawn irrigation plan:

(1) Oakwood common areas water on Monday, Wednesday, and Saturday.
(2) Even numbered addresses water on Monday, Wednesday, and Friday.
(3) Odd numbered addresses water on Tuesday, Thursday, and Sunday.

This is a *summary* of information and not a *replacement* for the Covenants & Restrictions and Bylaws. Please read the C&Rs and Bylaws for more subjects and information.

OW PROPERTY OWNERS ASSOCIATION, KNOWN AS OAKWOOD PROPERTY OWNERS ASSOCIATION, INC., OF THE STATE OF TEXAS OF THE COUNTY OF HENDERSON, BOARD OF DIRECTORS HAS CAUSED THIS INSTRUMENT TO BE EXECUTED ON THIS 23rd DAY OF January, 2026.

X David W. Langford
David Langford
Secretary

THE STATE OF TEXAS
COUNTY OF HENDERSON

BEFORE ME, the undersigned notary public, on this 23rd day of January 2026 personally appeared David W. Langford, Secretary of O W Property Owners Association, Inc. known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me the s/he executed the same for the purpose and in the capacity therein expressed.

Robin Anne Foleen
My Commission Expires
7/22/2029
Notary ID135518579

Robin A. Foleen
Notary Public in and for the State of Texas
January 23, 2026

Oakwood Property Owners Association, Athens, Texas

Fine Policy & Schedule (Adopted December 2025)

1. Authority

This Fine Policy is adopted pursuant to the authority granted in the Oakwood Property Owners Association's Covenants and Restrictions (C&Rs) and in accordance with the Texas Property Code §§209.006 and 209.007. No fine shall be imposed unless the property owner has received written notice of the alleged violation and has been provided an opportunity for a hearing before the Board of Directors.

2. Courtesy and Notice of Violation

Prior to any formal enforcement action, the Association will provide a Courtesy Notice describing the observed violation and requesting voluntary compliance. Property owners are encouraged to reach out to inform of extenuating circumstances.

If the violation remains uncorrected after the cure period expires, or occurs again, a Formal Notice of Violation shall be sent as required under Texas Property Code §209.006, including the following information:

- A description of the violation, including date, time, and location (if applicable).
- The action required to cure the violation and a reasonable period to correct it, if curable.
- The amount of the proposed fine or enforcement action.
- The owner's right to request a hearing before the Board within 30 days of the date of the notice.

3. Hearing Procedure

If the owner requests a hearing, it shall be scheduled within 30 days of the request. The Board shall determine whether to impose, reduce, suspend, or waive the fine. All decisions shall be recorded in the meeting minutes and communicated to the owner within 10 days after the hearing.

4. Fine Schedule

Violation Type	First Occurrence	Second Occurrence	Continuing / Ongoing
Minor Violation (e.g., trash cans, parking, lawn maintenance)	Courtesy Notice → Warning	$50 per violation	$25 per day until corrected (max $500)
Moderate Violation (e.g., unapproved signage, nuisance noise, visible clutter)	$50	$100	$25 per day until corrected (max $750)

Major Violation (e.g., unapproved construction, repeated violations, vehicle storage)	$100	$200	$50 per day until corrected (max $1,000)
Serious Violation (e.g., safety hazard, damage to common property, interference with operations)	$500	$750	$100 per day until corrected (max $2,000)

5. Continuing Violations

Each day that a violation continues after notice and the expiration of the cure period shall constitute a separate violation. Daily fines may continue to accrue until the violation is cured, up to the maximum amount allowed in this policy.

6. Amenity Suspension

In addition to fines, the Association may suspend an owner's right to use Association amenities (including the Pool, Clubhouse, Exercise Room, Boart Ramp, Storage Lots, RV Park or Pickleball Courts) for continued noncompliance or for unpaid fines exceeding 30 days past due, in accordance with Texas Property Code §209.0051 and the Association's governing documents.

7. Collection of Fines

Unpaid fines may be added to the owner's account and collected in the same manner as assessments; and can be secured by lien as provided in the Covenants and Restrictions (C&Rs) Article IX Section 9.5.

8. No Waiver

Failure by the Association to enforce any provision of this policy shall not constitute a waiver of the right to enforce it at a later date.

OW PROPERTY OWNERS ASSOCIATION, KNOWN AS OAKWOOD PROPERTY OWNERS ASSOCIATION, INC., OF THE STATE OF TEXAS OF THE COUNTY OF HENDERSON, BOARD OF DIRECTORS HAS CAUSED THIS INSTRUMENT TO BE EXECUTED ON THIS 23rd DAY OF January, 2026.

X David W. Langford

David Langford
Secretary

Robin A. Foleen 1-23-2026

Notary Public in and for the State of Texas

Robin Anne Foleen
My Commission Expires
7/22/2029
Notary ID 135518579

Henderson County
Mary Margaret Wright
County Clerk
Athens, TX 75751

Instrument Number: 2026-00006335
As
Recorded On: 05/01/202603:41 PM **Recordings - Land**

Parties: OAKWOOD PROPERTY OWNERS ASSOCIATION INC

To: PUBLIC **Number of Pages:** 9 Pages

Comment:

(Parties listed above are for Clerks reference only)

****Examined and Charged as Follows:****

Total Recording: 53.00

File Information:
Document Number: 2026-00006335
Receipt Number: 2026-07238
Recorded Date/Time: 05/01/202603:41 PM

Recorded By: Marilet Zumaya

*******DO NOT REMOVE. 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.

I hereby certify that this instrument was filed and duly recorded in the Official Records of Henderson County, Texas

County Clerk
Henderson County, Texas

Record and Return To:

OAKWOOD POA
8799 CHARLYA DRIVE

ATHENS, TX 75752