

Declarant's Amendment of Restrictions

Pursuant to the authority granted to the Declarant in Article 27 (2) of Covenants, Conditions and Restrictions of record under County Clerk's file no. 283693 of official public records of Aransas County, Texas, Declarant hereby makes the following changes and additions to the above described Declarations of Covenants, Conditions, and Restrictions.

Changes and additions as follows:

1. Cover page of declarations off Covenants, Conditions and Restrictions to read " Phase I, II & III".
2. Article 1 Add discription of procedure for building on contiguous lots owned by one property owner to read as follows. "A Coastal Wild Wood lot owner owning two or more contiguous lots may construct a building or other structure on a contiguous lot provided the lot owner has the approval of the CWW Architectural Committee prior to construction. The structure must have the 30 foot set back from the contiguous lot to ensure compliance with POA lot line set back requirements. The lot on which the structure is located may not be sold as a separate lot without the prospective buyers signed agreement regarding the construction of a permanent residence meeting CWW POA covenants before utilizing the structure for any purpose. The CWW POA Board of Directors must give written approval for the sale of these lots prior to closing of final sale to new owner. "The following restrictions apply:
 - A. These structures may be constructed with guest quarters (living areas) smaller than the 2000 sq ft CWW residential restriction after POA ACC review and approval.
 - B. These structures may not be used or added to in order to meet the 2000 sq ft CWW residential requirements as specified in the CWW POA covenants. These structures will not be considered as residential homes and will not be CWW approved residences.
 - C. The contiguous lots may be replatted into one lot but must follow all CWW, County and City building and plat specifications.
 - D. The sole purpose of this exception is to allow an owner of more than one contiguous lot to utilize and make improvements to the lot without replatting the property.
 - E. The owner must sign a CWW Architectural Revisions document agreeing to the restrictions as outline above prior to any improvements to said property.
3. Article 2 Paragraph 7 (change address to P.O. Box 2457 Rockport, TX 78381
4. Article 2 Paragraph 3, Sentence 1. Remove names and replace with "minimum of three persons"
5. Article 2 . Add compliance letters one & two . Attached
6. Article 2 . Add Plans and Specifications Review List. Attached
7. Article 17 Paragraph 1 Sentence After each lot remove one word "shall". Add "owner is encouraged to"
8. Article 17 Sentence 4 Add to end of sentence "except as permitted by government regulations"
9. Article 17 Sentence 5 – Remove and delete sentence 5
10. Article 22 Class B members Last sentence. Remove "is" and insert "was"

Coastal Wild Wood Property Owners Association

(Mailing address for association)

(Telephone and fax numbers)

Date: _____

Dear _____:

This letter is being written at the direction of the Board of Directors of the **Coastal Wild Wood Property Owners Association** as a friendly reminder to adhere to all Covenants Conditions and Restrictions as outlined in the Coastal Wild Wood Declaration of Covenants Conditions and Restrictions Document you received during your closing event.

As a member you are obligated to abide by certain predetermined Rules and Regulations as found in the association's Governing Documents.

While some property owners are in complete adherence to the Rules and Regulations some property owners unfortunately are not. This letter is being sent out as a friendly reminder to review the Rules and Regulations and make every effort to bring your property up to the standards set forth in the Covenants.

We request that you take immediate action to be in compliance with the Homeowners Association's Documents so that no further action is necessary.

Current Violation/s:

- 1.

Your cooperation in completing outstanding items would be greatly appreciated by your association and your neighbors and will help maintain an aesthetically pleasing community, which in turn keeps real estate values high.

Thank you in advance for your anticipated cooperation in this matter.
Sincerely,

COASTAL WILD WOOD PROPERTY OWNERS ASSOCIATION

_____, Board President

Coastal Wild Wood Property Owners Association
(Mailing address for association)
(Telephone and fax numbers)
Date: _____

Dear _____:
This letter is being written at the direction of the Board of Directors of the **Coastal Wild Wood Property Owners Association**. As a member you are obligated to abide by certain predetermined Rules and Regulations as found in the association's Governing Documents.

We regret to advise you that the following item/s identified below is not in compliance with the requirements of the _____ Homeowners Association's Documents.

Inspection Date: _____
Violation: _____
Action Needed: _____
Required Compliance Date: _____

We request that you be in compliance with the Homeowners Association's Documents so that no further action is necessary.

Your cooperation in completing the item/s noted above would be greatly appreciated by your association and your neighbors and will help maintain an aesthetically pleasing community, which in turn keeps real estate values high.

Thank you in advance for your anticipated cooperation in this matter.
Sincerely,

COASTAL WILD WOOD PROPERTY OWNERS ASSOCIATION

_____, Board President

**The Coastal Wild Wood Property Owners Association
 Architectural Control Committee (ACC) - Article No: 2
 ACC Plans and Specifications Review Checklist:**

Property Owner: _____
 Lot #: _____
 Phase: _____

Building Contractor : _____
 Building Start Date: _____
 Reason for Request: _____

INITIAL BLOCK THAT APPLIES:

Yes/No Functionally Defined:

YES = Answer means ACC reviewed and found acceptable with or without comment. **N/A** = Does not apply
NO = Answer means did not review or meet minimal standard expected with or without comment.

YES	NO	N/A	Plans and Specifications	
			1	Has Property Owner supplied 2 sets of plans and other documents for review?
			2	Has any structure been started or installed before this review?
			3	Has property owner submitted building permits to City of Rockport prior to this review?
			4	Has property owner reviewed their plans with the ACC committee?
			5	Does ACC committee "accept" plans and schedule as submitted? If no, explain below

YES	NO	N/A	Detailed Plan Review	
			1	Has plot plan with building structure location been reviewed?
			2	Has plot plan with location of water well been reviewed?
			3	Has plot plan with location of septic system been reviewed?
			4	Has workmanship, nature of materials and exterior design been reviewed?
			5	Has harmony of exterior design and exterior colors been reviewed?
			6	Has location of existing & proposed structures with respect to topography been reviewed?
			7	Has finished grade of structure/s been reviewed for drainage, septic system ,etc.?
			8	Has foundation design been reviewed and found acceptable per Article # 3?
			9	Has structure/s placement and lot boundary been reviewed per article # 4?
			10	Has structure/s building lines within scheme and design of Declarant been reviewed?
			11	Does the living structure contain a total living area of not less than 2000 square feet?
			12	Does the main floor have a minimum of 1200 square feet of living area?
			13	Has special construction requirements been reviewed per Article # 5?
			14	Has original and proposed changes to lot drainage been reviewed per Article # 6?
			15	Has fences, walls and hedges been reviewed per article # 15?
			16	Are there any proposed easement revisions, additions or modifications?

Review Comments:

ACC Member Signature Approval: _____
 ACC Member Signature Approval: _____
 ACC Member Signature Approval: _____

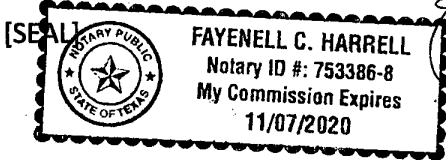
These amendments to the covenants are effective as of the 3rd day ^{may} ~~April~~, 2017.

Sim Henry
BY: Sim Henry
Its: Declarant

THE STATE OF TEXAS
COUNTY OF ARANSAS

This instrumen was acknowledged before me on the 3rd day of may, 2017 by Sim Henry,
Declarant of Coastal Wildwood.

Fayenell C. Harrell
Notary Public Signature



**FILED FOR RECORD IN
OFFICIAL PUBLIC RECORDS**

AT 11:25 A.M.

5/37

INDEXED

MAY 03 2017

STATE OF TEXAS - COUNTY OF ARANSAS
I hereby certify that this instrument was FILED on the date and at the time affixed
hereon by me and was duly RECORDED in the OFFICIAL PUBLIC RECORDS of
ARANSAS COUNTY, TEXAS, as stamped hereon by me.



Valerie K. Amason
VALERIE K. AMASON, COUNTY CLERK,
ARANSAS COUNTY, TEXAS

Filed by & Ret. to:
Coastal Wildwood Property Owners Assoc.
P.O. Box 2457
Rockport, Tx 78381