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Filed: 05/11/2026 at 02:43:20 PM
Fee Amt: \$33.00 Page 1 of 3
Wharton, TX
Barbara Svatek County Clerk
File# 2026-00002528

BK **1423** PG **821-823**

**CERTIFICATE OF ADOPTION
OF
LAKE AREA USE POLICY
OF**

WHARTON LAKES HOMEOWNERS ASSOCIATION

STATE OF TEXAS §
 §
COUNTY OF WHARTON §

WHEREAS, Wharton Lakes Homeowners Association (the "Association"), a Texas non-profit corporation, is charged with enforcing the covenants, conditions, and restrictions provided in their governing documents for the benefit of Wharton Lakes, Section One ("Subdivision") and its members, as provided in the Declaration of Covenants, Conditions and Restrictions of Wharton Lakes, Section One ("Declaration"), recorded under File No. 2024-00002184 in the Wharton County Real Property Records, and the By-Laws of the Association ("By-Laws"), recorded under File No. 2025-00001031 in the Wharton County Real Property Records;

WHEREAS, Article III, C. Section 1. (f) of the By-Laws allows for the Association's board of directors ("Board") to adopt rules and regulations concerning the use of the Common Area located within the Subdivision;

WHEREAS, the Common Area ("Common Area") is defined in the Declaration as areas of land within the Subdivision and as shown on the Subdivision Plat(s) except the Lots and the public streets shown thereon;

WHEREAS, the Common Facilities ("Common Facilities") is defined in the Declaration as all existing and subsequently provided improvements upon or within the Common Area, including, but not limited to, structures for recreation, fountains, landscaping, lakes and other similar and appurtenant improvements;

WHEREAS, there are Common Facilities located on the Common Area within the Subdivision, designated as "DETENTION AREA" consisting of 14.3254 acres of land on the Subdivision Plat Map, recorded under File No. 2024-00001570 in the Wharton County Real Property Records, more specifically a lake, a fishing dock and appurtenant improvements (hereinafter collectively referred to as the "Lake Area");

WHEREAS, Article III, B. Section 5. of the By-Laws of the Association provides that at all meetings of the Board, a majority of the Board shall constitute a quorum for the transaction of

business, and the votes of a majority of the directors present at a meeting at which a quorum is present shall constitute the decision of the Board;

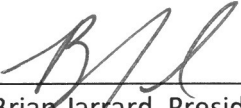
WHEREAS, the Board held a meeting on February 26, 2026 (the ~~A~~Adoption Meeting@), at which at least a majority of the Directors were present and at which at least a majority of the Directors present duly passed this Lake Area Use Policy;

NOW, THEREFORE, to give notice of the matters set forth herein, the undersigned, being the President of the Association, does hereby certify that at the Adoption Meeting, at least a majority of the Directors were present, and that at least a majority of the Directors present duly adopted the Lake Area Use Policy and is effective upon recordation of this document in the real property records of Wharton County, Texas. The Lake Area Use Policy is as follows:

1. Swimming, diving or wading in the Lake Area is prohibited.
2. Catch and release fishing is allowed in the Lake Area.
3. Watercrafts are prohibited in the Lake Area.
4. Bikes, e-bikes, golf carts, all-terrain vehicles, dune buggies, side-by-sides, go-carts, motorcycles, off-road vehicles, motorized vehicles, or similar vehicles shall NOT be allowed to be *parked or driven on, over or across* the Lake Area.
5. Children under the age of 12 shall be supervised at all times in the Lake Area.
6. Fireworks are prohibited in the Lake Area.
7. Unreasonable noise or disturbances in the Lake Area is prohibited.
8. Alcohol and tobacco use in the Lake Area is prohibited.
9. Nothing shall be done to the Lake Area that will cause damage to it. Members shall be liable to the Association for any damage caused to the Lake Area including damage caused by their guests or tenants.
10. All trash and debris shall be placed in appropriate trash receptacles, including pet waste.
11. All pets shall be on a leash at the Lake Area.
12. No firearm shall be discharged in the Lake Area.
13. Drowning or serious injury can occur in the Lake Area. USE AT YOUR OWN RISK.
14. No commercial activities shall be allowed in the Lake Area.

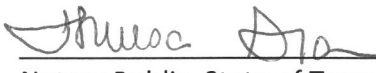
EXECUTED on the date of the acknowledgment set forth herein below, to be effective upon recordation in the Official Public Records of Wharton County, Texas.

WHARTON LAKES HOMEOWNERS ASSOCIATION
a Texas non-profit corporation

By: 
Brian Jarrard, President

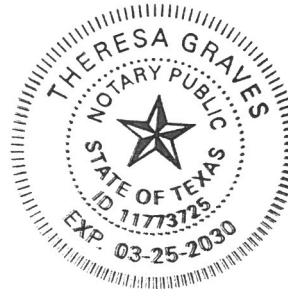
THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

This instrument was acknowledged before me on February 26, 2026, by
Brian Jarrard, President of Wharton Lakes Homeowners Association, a Texas non-profit
corporation, on behalf of said entity.


Notary Public, State of Texas

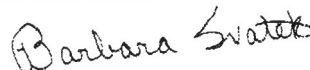
WHEN RECORDED, RETURN TO:

Nina Tran-Moraw
Hoover Slovacek LLP
Galleria Tower II
5051 Westheimer Rd., Suite 1200
Houston, Texas 77056



✓
Linda Hoffart, Paralegal
HooverSlovacek LLP
5051 Westheimer, Suite 1100
Houston, Texas 77056

2026-00002528 STATE OF TEXAS COUNTY OF WHARTON
I, hereby certify that this document was filed on the date
and time stamped and was recorded
on 05/11/2026 2:43 PM





COUNTY CLERK, Wharton County, Texas
By:  Deputy