

**Amended And Restated**  
**Park Rules, Regulations And Policies**  
**Of The**  
**Lake Granbury RV Ranch**

These Park Rules, Regulations And Policies were approved by a simple majority vote of the membership of the Lake Granbury RV Ranch Property Owner's Association Inc. voting (by proxy, absentee, electronically and in person) at a meeting held on 04 January, 2020.

These Amended and Restated Park Rules, Regulations And Policies shall supersede and replace all prior versions of the Amended And Restated Park Rules, Regulations And Policies of the Lake Granbury RV Ranch Property Owners Association and take affect when recorded in the Official Records of Hood County Texas.

**1. Pool/Clubhouse/Exercise Room**

**NOTE: THERE ARE NO LIFEGUARDS ON DUTY, SWIM AT YOUR OWN RISK; PLEASE READ AND OBEY ALL POSTED SIGNS. CHILDREN SHOULD NOT USE POOL WITHOUT ADULT SUPERVISION.**

- a. Lifesaving and rescue equipment are for emergency use only.
- b. No domestic animals or other pets are allowed in the pool enclosure area; qualified service animals are allowed in pool enclosure area but not in the pool.
- c. Entrance and exit gates are to be closed and latched at all times. Please notify a POA Board member if a gate or latch is malfunctioning.
- d. Swim diapers or equivalent must be worn by any child not toilet trained.
- e. No glass containers are allowed in the pool area.
- f. Individuals must be 18 years of age to use the pool/clubhouse/exercise room unless a POA member or responsible adult designee is present.
- g. Proper swimwear is required. No cut offs (un-hemmed denim shorts/jeans) are allowed in pool. Metal objects, such as barrettes, hairpins, etc., that can cause rust or lodge in a drain are not allowed.
- h. NO DIVING or jumping into the pool. No horseplay or running around the pool area is allowed.
- i. Property owners/guests are responsible for cleaning up after themselves when using any of the common areas.
- j. Individuals will not remove or borrow common area furniture/equipment without the approval of a POA Board member.
- k. At the first sign of lightning or thunder, the pool should be vacated and remain vacated until thirty (30) minutes have passed since the last visual lightning strike or occurrence of thunder.
- l. Admittance to the pump house and equipment room is for authorized personnel only.
- m. The pool may be closed by the POA Board or pool service team for emergencies at any time.

## **2. Playground**

NOTE: THERE ARE **NO ATTENDANTS ON DUTY**, USE AT YOUR OWN RISK; PLEASE READ AND OBEY ALL POSTED SIGNS.

- a. Children under the age of 8 must have a POA member or responsible adult designee present when playing in the playground area.
- b. Report any damaged equipment or dangerous situations to a POA Board member.

## **3. Speed Limit**

- a. Posted Speed Limit is 10 mph for ALL motor vehicles in all areas. Additional caution must be used when children, equipment, RV's, etc. are in or blocking the road.

## **4. Fireworks, Firearms, Knives, or Bows & Arrows, etc.**

- a. Firearms or other weapons will not be discharged or used in the subdivision unless necessary due to an emergency or life threatening situation.
- b. Fireworks will not be allowed within the boundaries of LGRVR.
- c. State and County regulations regarding "open fires" and/or "controlled burns" must be followed. Members are responsible for contacting the Hood County Fire Marshall's office for information on fire conditions and permits.

## **5. Vehicles**

- a. Vehicles not requiring a state operated license are allowed on premises but should be operated in a safe and courteous manner, and are subject to Rule 3a.
- b. POA Members are responsible for determining ability and skill of anyone operating their golf carts and other motorized vehicles within Lake Granbury RV Ranch. POA is not responsible or liable for any accidents.

## **6. Recreational Vehicles and Temporary Guests**

- a. RV holding tanks shall not be dumped or disposed of within the subdivision, except at the sewer risers provided. Members are responsible for maintaining their sewer hoses and connections in good condition and replacing them immediately if leaks occur. Other non-soluble waste, e.g. grease, diapers, feminine products, paper towels, should be disposed of properly in the dumpsters.
- b. All RV units shall have a sewer collar or device at point of sewer connection to eliminate the escape of sewer gas during transfer.
- c. A "guest" is to be defined as an adult 18 years of age or older, visiting property owners for a maximum of 30 days on lots 1 through 75, excluding lot 21, and lots 89 through 111. A "guest RV" (second RV) may be placed on lots 1 through 75 (excluding Lot 21) and lots 89 through 111 if Member has multiple lots with hook-ups allowing placement of the guest RV.

- d. A “guest” may visit on lots 76 through 87 for a maximum of 30 days. Lots 76 through 87 may maintain two (2) recreational vehicles with Architectural Review Committee approval. A “guest RV” may be placed on lots 76 through 87 for a maximum of 30 days. Due to the fact owners of lots 76 through 87 are allowed 2 recreational vehicles with ARC Approval and the “guest RV” could be a third RV (if space and hook-ups are available for placement) with the 30 day maximum on the third RV.

## 7. Gate Code

- a. The only persons authorized to have the code operating the secured entrance gate are Property owners, their children including those that are visiting as caregivers, parents and/or other persons living in the household.
- b. To minimize unauthorized access to the POA community, Members should request a “temporary” gate code for large family events or social functions.
- c. Special gate codes are created for contractors, realtors, home health, and delivery services. Members can find these special gate codes in the “Ranch Hands Only” section of the LGRVR web site.
- d. The POA Board may change all gate codes at any time to maintain security of the POA community.

## 8. Pets

- a. Domesticated Pets are allowed as long as they are not a nuisance to other property owners or their guests. Property owners should be courteous to their neighbors and control their pet’s behavior.
- b. Pets are allowed in the outside common areas if other property owners using the facilities at the same time have no objections.
- c. Pet droppings on other owner’s property or on the common area grounds including the fenced dog walk must be picked up and disposed of by the pet owner.
- d. Only qualified service animals are allowed inside the pool enclosure area and the clubhouse but never in the pool.
- e. Pets are not allowed in the pool enclosure area or inside the clubhouse. Exception: Pets on a leash or in a kennel will be allowed inside the clubhouse for staging purposes prior to going into the storm shelters.
- f. Home owners are not to feed stray animals and/or allow strays to remain on their property. Please notify local animal control and/or a POA Board member of any known strays.
- g. Members and their guests are responsible for maintaining control of their pets at all times either by a leash or fencing in. The POA is not responsible or liable for actions or behavior of any pets.
- h. Pets kept, bred, or maintained for any commercial purpose are prohibited.
- i. Vicious and non-domesticated animals are prohibited.
- j. All pets must be vaccinated in accordance with state and local laws.

## **9. General Provisions**

- a. Owners are responsible for members of their family and guests. Obnoxious, offensive or rule breaking individuals will not be tolerated and will be asked to leave. Continued improper behavior from guests could result in being barred from the property.
- b. Use of roads, common areas, clubhouse and swimming area within the subdivision shall be limited to the lot owners and their families and guests.
- c. These Park Rules, Regulations And Policies may be modified or amended by a simple majority vote of the membership voting (by proxy, absentee, electronic in person or any other authorized means) at a duly called or special meeting of the Lake Granbury RV Ranch property Owners Association, Inc. A copy will be posted in the POA clubhouse and on the POA web site.
- d. Quiet time is to be observed between 10:00 pm and 7:00 am. As Hood County residents, property owners and their guests must comply with Hood County noise ordinances.
- e. POA Common Areas shall not be used for personal commerce such as selling RV's, vehicles, boats or other personal items unless it is part of a POA sponsored event.
- f. Construction equipment used by a contractor for work on personal property shall not be parked in the POA common areas overnight without POA Board approval.
- g. Personal signage shall not be placed on POA common areas or LGRVR right-of-ways.

## **10. POA Membership Provisions**

- a. Each and every owner of any and all lots within the subdivision shall become a member of the POA. All potential new POA owners must own a recreational vehicle to purchase a lot(s) to move into the community.
- b. If an owner is more than thirty (30) days behind in POA dues, they and their family/guests cannot use any common area facilities, other than the entrance gate and roads, until such time as POA dues are paid in full.
- c. It is understood by each and every owner that failure to pay any dues, fines or maintenance fees may be cause to have a lien placed upon the subject lot(s) in order to secure the payment of such, including reasonable court costs and attorney's fees incurred in the collection.
- d. When a previously owned lot is purchased by a new buyer, the buyer must notify the POA within thirty (30) days of the transaction and be registered as the new owner in order to receive member entitlements and responsibilities. A copy of the document proving purchase will be required before POA records can be changed.

## **11. Architectural Provisions**

- a. All RVs over 10 years of age must be approved by the Architectural Review Committee (ARC) before being placed on any lot.

- b. All structural and lot improvements require prior written approval of the Architectural Review Committee.
- c. All requests for structural and lot improvements submitted to the ARC must be signed and dated by a member of the ARC when submitted for consideration. Submittals must use the LGRVR Structural Permit and Application Form found in the clubhouse or on the POA website.
- d. Once an owner is notified of an approved request, the project must be completed within ninety (90) days after such notification. If due to circumstances beyond the owner’s control, a project cannot be completed within such time, the owner may request a time extension in writing that will be reviewed and acted on by the ARC.
- e. If the ARC disapproves a request submitted for approval, it must send a notice of disapproval to the applicant(s) within thirty (30) days from the date said request is presented to the committee. If notice of disapproval is not sent, the request submitted shall then be deemed approved by the ARC.
- f. Buildings will be built according to the specifications submitted to and approved by the ARC. Any building not meeting approved specs is subjected to review and denial.

**12. Lot Maintenance**

- a. Each owner shall be responsible for maintenance of his/her lot(s). All improvements and fixtures thereon must be kept in good order and appearance.
- b. Each lot(s) shall be kept and maintained in a neat and orderly condition. Weeds, grass or unsightly growth may not exceed six (6) inches in height.
- c. If overgrowth or an unsightly mess is reported, owners will be notified and will have seven (7) days in which to comply with the Notification. After seven (7) days the work will be performed by a designee of the POA and the owner will be billed a fair fee according to the extent of the work performed.

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(The next two pages were added for certification and County filing.)

**CERTIFICATION**

I, the undersigned certify:

That I am the duly elected and acting President of Lake Granbury RV Ranch Property Owners Association, Inc., a Texas non-profit corporation; and

That the foregoing Amended And Restated Park Rules, Regulations And Policies for Lake Granbury RV Ranch Property Owners Association, Inc., was duly adopted by a simple majority of the Members voting (by proxy, absentee, electronically and in person) on the 04th day of January, 2020.

In witness, I have subscribed my name this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

\_\_\_\_\_  
President

\_\_\_\_\_  
Printed Name

Attest:

\_\_\_\_\_  
Secretary

\_\_\_\_\_  
Printed Name

STATE OF TEXAS           §

COUNTY OF HOOD         §

This instrument was acknowledge before me on this \_\_\_\_\_ day of \_\_\_\_\_, 2020, by \_\_\_\_\_ as the President of Lake Granbury RV Ranch Property Owners Association, Inc., a Texas non-profit corporation, on behalf of said corporation.

\_\_\_\_\_  
Notary Public, State of Texas

STATE OF TEXAS           §

COUNTY OF HOOD         §

This instrument was acknowledge before me on this \_\_\_\_\_ day of \_\_\_\_\_, 2020,  
by \_\_\_\_\_ as the Secretary of Lake Granbury RV Ranch Property  
Owners Association, Inc., a Texas non-profit corporation, on behalf of said corporation.

\_\_\_\_\_  
Notary Public, State of Texas