

## General Park Rules

### Lake Granbury RV Ranch

1. Pool/Clubhouse/Exercise Room
  - a. No glass containers are allowed in the pool area
  - b. Individuals must be 14 years of age to use the pool/clubhouse unless an adult member or designee is present.
  - c. Individuals must be 17 years of age to use the exercise room unless an adult family member or designee is present.
  - d. No cut offs (un-hemmed denim shorts/jeans) are allowed in pool or hot tub.
  - e. No running, jumping or diving into or around pool/hot tub area is allowed.
  - f. **A POA member must be present at the pool with quests at all times.**
  - g. No one under 16 is allowed in hot tub unless an adult family member or designee is present.
  - h. Only adults 21 years of age or older are allowed in pool/clubhouse areas after 10:00 PM.
  - i. Property owners/guests are responsible for cleaning up after themselves when using any of common areas.
  - j. Individuals will not remove or borrow common area furniture/equipment without the approval of a POA Board member.
2. Playground
  - a. Children under the age of six must have an adult family member or designee present when playing in the playground area.
3. Speed Limit
  - a. 10 mph is the posted speed limit in all areas. Additional caution must be used when children, equipment, RV s, etc are in or blocking the road.
4. Fireworks, firearms or knives, 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 except on designated holidays and only in areas determined and approved in advanced by the POA Board of Directors for such purpose. The use of fireworks needs to be supervised by adults who have been approved by the POA Board.

5. Vehicles

- a. Vehicles not requiring a state operated license are allowed on premises but should be operated in a safe and courteous manner.
- b. All trucks, utility trailers, etc. that are operable or do not have current license plate must be placed in the storage area, after obtaining permission from the storage area's owner.

6. Recreational Vehicles

- a. RV holding tanks or other waste shall not be dumped or disposed of within the subdivision, except at the sewer risers provided.
- 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 RV (second RV) may be placed on Lots 1 through 111 (excluding Lot 21) for a maximum of fourteen days at a time.

7. **Gate Code: The only persons authorized to have the code operating the secured entrance gate are property owners, their children, parents, and/or other persons living in the household.**

8. Pets

- a. Pets are allowed as long as they are not a nuisance to other property owners or their guest. All dogs must be on a leash or inside a fenced area at all times.
- b. Pets are allowed in the common area if other property owners' using the facilities at the same time have no objections.
- c. Pet droppings on other property or on the common area grounds must be picked up and disposed of by the pet owner.
- d. Pets are allowed inside the pool area as long as they are leashed or under direct control of their owner.
- e. Pets are not allowed in the pool or hot tub.
- f. **Home owners are not to feed stray and / or allow strays to remain on their property.**

9. General Provisions

- a. Owners are responsible for members of their family and guest. Obnoxious, offensive or rule breaking individuals will not be tolerated and will be asked to leave. Continued improper behavior from guest could result in being barred from the property
- b. Use of roads, common areas, clubhouse, swimming area, and dump stations within the subdivision shall be limited to the lot owners and their families and guest. An owner must be present when guest outside the immediate family use amenities as part of the Lake Granbury RV Ranch.

- c. Park Rules may be changed or amended by a simple majority vote of those in attendance during a regularly scheduled or specially announced POA meeting and will become effected once voted on. A copy will be posted in the POA office.

#### 10. POA Membership Provisions

- a. Each and every owner of any and all lots within the subdivisions 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/guest cannot use any common area facilities, other than the entrance gate and roads, until such a 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's 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 RV's over 10 years of age must be approved by the Architectural Review Committee (ARC) before being placed on any lot.
- b. All improvements must not be made without written approval of the Architectural Review Committee.
- c. All requests for lot improvements submitted to the ARC must be signed and dated by a member of the ARC when submitted for consideration.
- d. Once a 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 that will be reviewed and acted on by the ARC.
- e. Any request approved by the ARC on any particular lot shall not be considered a waiver by the ARC of its right to object to any other request of a similar nature submitted for approval with respect to any other lots.
- f. If the ARC disapproves a request submitted for approval, it must send 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.
- g. 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.

**Note: These rules were originally approved by a simple majority vote of the membership of the LAKE GRANBURY RV RANCH PROPERTY OWNERS ASSOCIATION INC. at a meeting held on Saturday, December, 2008. They were updated on December 11th 2010 by a simple majority vote of the membership of the LAKE GRANBURY RV RANCH PROPERTY OWNERS ASSOCIATIONS INC.**