



## LAKE GRANBURY RV RANCH A UNIQUE RV COMMUNITY!



### Are you looking for a unique RV community?

#### Look no further than Lake Granbury RV Ranch.

Founded in 1995, Lake Granbury RV Ranch consists of 108 deeded lots. The park is owned and managed by the property owners governed by a Property Owners Association (POA).

Lots are owner occupied (no rentals). This ensures a safe and peaceful environment for all who live in and visit our community.

#### Amenities include:

1. Gated, key pad entry property for security and peace of mind
2. Paved streets
3. Utilities at every lot (Water, Sewer and Electric)
4. Clubhouse with fully equipped kitchen, 3 restrooms, common area, workout room, laundry facilities, and computer workstation
5. LGRVR members-only web site, which may be accessed from anywhere with an Internet connection – at home or on travel
6. Large swimming pool and hot tub
7. Less than ½ mile from Lake Granbury and boat launch
8. Tranquil Park-like environment

#### Reasons why Lake Granbury RV Ranch has so many satisfied property owners:

1. Short and mild Texas winters
2. RV lifestyle and camaraderie of other RV'ers
3. Ability to own and design your RV lot
4. Ability to use your RV year-round and not just store it
5. Low property taxes and overall living expenses
6. Social events and other community activities
7. Great neighbors who have similar interests

#### If you are considering property ownership at Lake Granbury RV Ranch, here are points of interest to include in your review:

1. In order for the park to operate effectively and efficiently, each property owner is responsible for POA maintenance dues. Dues vary by lot size and number of lots owned. Please discuss this with the current property owner when considering a purchase.
2. All POA members must also pay a monthly assessment fee in support of our water, waste water and sewer system. Again, be sure to discuss this assessment fee, which is in addition to POA dues, with your prospective seller.
3. All property improvements must be submitted to our Architectural Review Committee (ARC) for review and approval prior to beginning any improvements. This process helps ensure the overall integrity of our community.
4. RV's 10 years or older must have ARC approval prior to placing on any lot.
5. Please read the General Park Rules document and Deed Restrictions documents thoroughly. These documents will help you understand property ownership and related responsibilities at Lake Granbury RV Ranch.

Lake Granbury RV Ranch – 7001 Deer Hollow Court – Granbury, Texas 76049

## DECLARATION OF RESTRICTIONS AND RESERVATIONS

LAKE GRANBURY RV RANCH, A SUBDIVISION OF  
HOOD COUNTY, TEXAS

STATE OF TEXAS

December 8, 2007

**KNOW ALL MEN BY THESE PRESENTS:**

**COUNTY OF HOOD**

These Deed restrictions supersede all previous documents.

**Lake Granbury RV Ranch** is a subdivision of Hood County, Texas according to the plat thereof recorded in Slide A-371-B, Plat Records of Hood County, Texas

(such plat, and any revisions, supplements or additions thereto are incorporated herein by reference for all purposes) and Lake Granbury RV Ranch, through the Lake Granbury RV Ranch Property Owners Association, Inc., here and after referred to as POA, desires to create certain covenants, restrictions, easements, charges and liens with respect to said real property for the mutual use and benefit of itself, its grantees, successors, and assigns.

Now, Therefore, Lake Granbury RV Ranch does hereby make, create and declare the following covenants, restrictions, limitations, uses, easements, charges, and liens upon the real property herein after described as restrictive and protective covenants, as benefits and obligations running with the property, and as binding upon it, its successors and assigns, and upon all parties claiming under it, and upon all future owners and occupants of any part of said property so long as the restrictive and protective covenants shall remain in force and effect as now written or as hereafter altered:

### ***Use Restrictions Applicable to All Lots***

1. All lots in the subdivision shall be used, known and described as single family lots. No lot may be further subdivided. Notwithstanding any languages in these restrictions to the contrary Lot 112 is excluded from these restrictions. Lake Granbury RV Ranch Property Owners Association, Inc. reserves the right to impose these or other restrictions upon Lot 112 at the Lake Granbury RV Ranch Property Owners Association, Inc. discretion. No multi-family dwellings, structures or uses shall be permitted on any lot. No commercial activity or use shall be permitted on any lot. No soil shall be removed for any commercial use; any cutting of trees shall be limited to the extent necessary for clearing a foundation site.

No outside toilet, cesspool or privy shall be erected or maintained on any subdivision lot; sanitary plumbing shall conform to any and all requirements of the Texas State Department of Health, the Brazos River Authority and Hood County, Texas. All ground fires must be in a safely contained metal or stone structure, and in accordance with Hood County fire restrictions. No animals, livestock or poultry of any kind shall be raised, bred or kept for any commercial purpose. All dogs must be leashed or fenced to prevent roaming or scavenging on lots within the subdivision. No noxious or offensive activity shall be conducted or engaged in which is or may become a nuisance to other lot owners within the subdivision.

2. No building or structure on any lot shall exceed two (2) stories in height. There is a ten (10) foot utility easement reserved along the front lot lines, a five (5) foot utility easement reserved along the rear lot lines, and a one (1) foot utility easement reserved on each side line which no permanent structure may be built. Each lot shall be kept and maintained in a neat and orderly condition, with weeds, grass and/or unsightly growth properly controlled.
3. No building or other structure of any kind, including without limitation, dwellings, accessory building, garages, fences, walls retaining walls, sidewalks, steps, awnings, poles or swimming pools, shall be erected, constructed, installed, placed, altered or maintained upon any lot or upon any street adjacent thereto, unless and until complete and detailed plans and specifications therefore, color scheme thereof, if appropriate, and a plot plan showing and fixing the location of such structure with reference to streets and lot lines (and the grading plan, if requested) shall have been first submitted for approval to and approved in writing by the Architectural Review Committee.
4. The drilling of any water well within the subdivision is prohibited. A sewage treatment system is provided and maintained by the Lake Granbury RV Ranch Property Owners Association, Inc (through its wholly owned utility company) for all lots within the subdivision. Rates for water and sewer service are on record with the appropriate government agencies and rates and operation of the utility company shall be maintained to applicable regulations and requirements. All sewage must be emptied into the sewage treatment system. No dumping on the ground is allowed under any circumstance.
5. Only recreational vehicles, as defined herein, shall be maintained on all lots within the subdivision. Permanent structures may be built with written permission from the ARC committee.

6. Recreational vehicles are defined as fully self-contained hard-walled motor homes, travel and fifth-wheel trailers. Each Recreational Vehicle must be maintained in good working order and appearance, and 10 years or newer according to the title when moving into the RV ranch. Recreational Vehicles which are not adequately maintained must be removed from the Lake Granbury RV Ranch or brought into maintenance and appearance compliance as determined by the Architectural Review Committee.
7. Due to variations in lot sizes within the Lake Granbury RV Ranch, one recreational vehicle per lot will be allowed on lots 1-75 and 88-111. Two recreational vehicles may be maintained on lots 76 through and including 87 with Architectural Review Committee approval.
8. Approved recreational vehicles may remain parked on lots while not occupied by the owner. However, the recreational vehicle must be maintained even when not occupied. Additionally, property owners may not lease or rent their property. Each owner is entitled to the exclusive possession of his/her lot, subject to the provision on these Declarations. Each owner shall be responsible for the maintenance of their lot and all improvements and fixtures thereon in good order and repair.
9. When a property owner sells their lot, no recreational vehicle on that property will be grandfathered into the park. Additionally, any recreational vehicle that changes ownership will not be grandfathered. Rather, the RV will be subject to the same rules of maintenance, appearance and functionality of any RV entering and remaining in the park and is subject to Architectural Review Committee approval. If, in the opinion of the Architectural Review Committee, the RV is not suitable to remain in the park, the owner will remove the RV upon closing of the property.

### ***Architectural Review Committee***

1. If the Architectural Review committee shall disapprove of any plans and specifications, color scheme, plot plan or grading plan submitted for approval, it shall send notice of its disapproval to the person or persons applying for said approval at the address set forth in the application therefore within thirty (30) days from the date said plans and specifications, color scheme, plot plan or grading plan are presented to the Architectural Review Committee. Should a property owner receive disapproval from the ARC committee, they have the right to present their case in a joint meeting of the POA Board of Directors and ARC committee. That decision will be final and binding.

2. The approval of the Architectural Review Committee of any plans or specifications, color scheme, plot plan or grading plan submitted for approval for use on any particular lot, shall not be deemed to be a waiver by the Architectural Review Committee of its right to object to any of the features of elements embodied in any subsequent plans and specifications, color scheme, plot plan or grading plan submitted for approval with respect to any other lots.

### ***General Provisions***

1. Each and every owner of any and all lots within the subdivision shall become a member of the property owners association. Each and every owner covenants and promises to pay, to the property owners association, when due, any and all dues and maintenance fees. Use of roads, common area, clubhouse and swimming pool shall be limited to the lot owners and their families and guests. Each and every owner of any and all lots within the subdivision covenant and agree that the property owners association and their successors and assigns shall have a lien upon the subject lot(s), inferior only as the lien for taxes and any duly recorded mortgage, to secure the payment of such dues and maintenance fees and any reasonable court costs and attorney's fees incurred in connection with the collection of same.
2. The covenants, conditions, and restrictions herein shall constitute covenants running with the land and shall be binding. Enforcement of these covenants and restrictions shall be by a proceeding or proceedings at law or in equity, initiated by a person or persons owning any residential lot in the subdivision, or the property owners association, against any person or persons violating or attempting to violate any covenant or restriction herein containing, either to restrain violation or to recover damages for violation or both, or to obtain such other relief for such violations as then may be legally available.

“original signed”

Ronald L. Deeds  
President, Property Owners Association  
Lake Granbury RV Ranch

**GENERAL PARK RULES  
LAKE GRANBURY RV RANCH**

**ATTACHMENT THREE: TO CORPORATION BYLAWS**  
**GENERAL PARK RULES UNDER ARTICLE X**

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 pool/clubhouse unless an adult family 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 (unhemmed 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. No one under 16 is allowed in hot tub unless an adult family member or designee is present.
  - g. Only adults 21 years of age or older are allowed in pool/clubhouse areas after 10:00 PM.
  - h. Property owners/guests are responsible for cleaning up after themselves when using any of the common areas.
  - i. Individuals will not remove or borrow common area furniture/equipment without the approval of the Recreation Chairperson.
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. Ten 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 advance 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 Board of Directors.

5. Vehicles
  - a. Vehicles not requiring a state operator's license are allowed on premises but should be operated in a safe and courteous manner.
  - b. All cars, trucks, utility trailers, etc. that are inoperable or do not have current license plates must be placed in the storage area, after obtaining permission from the storage area's owner.
6. Recreational Vehicles
  - a. RV holding tank contents 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 the 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 person(s) living in the household.**
8. Pets
  - a. Pets are allowed as long as they are not a nuisance to other property owners or their guests.
  - 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 owners' property or on 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.
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 area, clubhouse, swimming area, and dump stations within the subdivision shall be limited to the lot owners and their families and guests. An owner must be present when guests outside the immediate family use amenities defined 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 be effective 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 subdivision shall become a member of the POA.
- 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 RV's over (10) years of age must be approved by the Architectural Review Committee (ARC) before being placed on any lot.
- b. All lot 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 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 that will be reviewed and acted upon 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 specifications is subject to review and denial.

12. Lot Maintenance

- a. Each owner shall be responsible for the maintenance of his lot. All improvements and fixtures thereon must be kept in good order and appearance.
- b. Each lot 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 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 in May 1997.**

**The last update to these rules was made in February 2002 to correct obsolete dues assessments and maintenance fees approved by the membership. Several grammatical corrections were also made at this time.**

Visit our website at [www.lakegranburyrvranch.com](http://www.lakegranburyrvranch.com)