

**Holly Lake Ranch Association**

# **Rules & Regulation**

**Revised/Amended July, 2010**

(Latest Changes & Additions Noted in Parentheses by Each Paragraph)

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# Holly Lake Ranch Association

## Rules & Regulations

Revised/Amended 07/27/10

This document supersedes all previous H.L.R.A. Rules & Regulations

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The safety and social success of our community depends largely on the rules, regulations and restrictions that govern how the residents and visitors of Holly Lake Ranch are expected to conduct themselves. Without these rules, regulations and restrictions and a means to enforce them, our community could become chaotic indeed. The Holly Lake Ranch Association, along with your Board of Directors has adopted the following Rules & Regulations to enhance the safety, enjoyment and tranquility of all persons within the gates of Holly Lake Ranch. *In accordance with the By-Laws, Article X Section 4, Rules & Regulations* — The Board of Directors shall promulgate rules and regulations and enforce the same with respect to the safe and orderly usage of the facilities, recreational properties and the corporation's programs available to the Association Members, their families and guests. The Board of Directors shall exercise discretion in fining and/or suspending or revoking Association Membership privileges necessary in cases of violations of such rules and regulations by members, their families or guests. These Rules & Regulations shall be subject to revision from time to time as circumstances require.

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### **Rules & Regulations**

#### **I. General**

- A. Holly Lake Ranch and its amenities are for members in good standing, their immediate families and their guests. The term "immediate family" refers to husbands and wives as recognized by the State of Texas and unmarried sons and daughters living in the same household as the members.
- B. Members are allowed ten (10) people as guests at any one time while accessing the amenities. A fee, as established by the board, will be charged when over the limit and the amenities are utilized, excluding the golf course.
- C. Unaccompanied guests must be registered with the Security Department if the sponsoring member is off property. The number and frequency of their visits may be limited by the Association from time to time.
- D. All persons eighteen (18) years and younger having six (6) or more guests must have a qualified adult as guardian at all times while utilizing the amenities.
- E. Members are responsible for all damages, fines or charges incurred by themselves and/or their guests.
- F. Any member delinquent on their dues and/or having outstanding citations issued by the Security Department will be suspended from all rights and services reserved for members in good standing.
- G. There is a \$50.00 minimum repair charge for damage to the security gates.
- H. All outside burning is prohibited, except for small controlled and attended fires for domestic cooking.
- I. Anyone caught littering will be cited and will also be responsible for the cleanup.
- J. No lot within the subdivision shall be used as a dumping area or storage area for building materials, trash, equipment, or inoperable vehicles. If not removed after proper notice is given, the Association will remove it at the owner's expense.
- K. Vehicles left abandoned on or along the roadway or other common areas will be towed in accordance with the laws of the State of Texas.
- L. No metal storage buildings will be allowed on any residential lot after July 1, 1981,

- except in Section III and the Air Park. (See ACC policies and guidelines).
- M. No noxious, offensive, or loud activity shall be carried on, or allowed to be carried on, or maintained on any lot, roadway or common area within the subdivision. This includes but is not limited to mercury vapor lights, high-pressure sodium lights, obtrusive spotlights, loud music, loud exhaust systems, barking dogs, etc.
  - N. Cutting of trees two (2) inches in diameter or larger is prohibited unless diseased, dead, or hazardous and approved by the Architectural Control Committee.
  - O. The maximum speed limit of 25 M.P.H. (unless otherwise posted) at Holly Lake Ranch will be strictly enforced by radar.
  - P. Vehicles shall be parked in designated parking areas only in all the common areas.
  - Q. Owners shall provide appropriate parking areas for their vehicles, boats, RV's, trailers, etc., and that of their guests,
  - R. The use of alcoholic beverages is limited to areas designated by the Association. Minors are prohibited from alcoholic consumption in all public areas within Holly Lake Ranch. Those found in violation will be turned over to the Wood County Sheriff's Office for disposition,
  - S. All dogs at Holly Lake Ranch must be kept on a leash whenever they are off their owner's property (or the property where the owner is staying as a guest). Rabies shots are required for all dogs, cats and other warm blooded pets.
  - T. All property owners with homes are required to use and pay for the service of garbage pick-up furnished by the Association, regardless of the time they spend at the property. Garbage shall be bagged, tied and placed in the provided container. To ensure pick-up please have your garbage out by 7:30 AM on your respective garbage day.
  - U. Residential and Other Sign Policy. Residents may post a sign designating a home as theirs and some other limited signs, but should adhere to the following guidelines. **(Revised 07/27/10)**

Property owners name, section and lot number and 911 addresses must be posted in a manner visible from the street and suitable for outdoor use. Logos or slogans may be included. Signs must be properly maintained, legible and made of permanent materials. No obscene or derogatory remarks are allowed. Also no sign including the words builder, contractor, homes, company or words implying commercial activity are allowed. Modifications/additions to the homeowner's sign must be approved in writing by the HLRA manager.

1. For sale signs are allowed only when attached to the home. No for sale signs or real estate signs are allowed to be placed in the yard or by the roadway unless approved by the General Manager.
2. Temporary signs (estate sales, garage sales or special events) are only permissible by acquiring a permit from the administration office. Estate Sale and Garage Sale Signs must be obtained from the Association Office. A ten dollar refundable deposit will be required. All Special Event Signs and Banners must be made professionally and must be approved before the event. Signs can only be up for 72 hours and must be taken down immediately after the event. **More detailed guidelines are available at the Administration Office**
3. Handmade signs will not be allowed.
4. No other signs are permitted

5. Residents may sell a maximum of two of their combined private automobiles, golf carts, motorcycles, ATVs or boats in any given year. For sale signs may be displayed on these units for a maximum of three (3) weeks. Thereafter the sign must come down. No commercial or repetitive selling of any kind, either explicit or implied, is allowed.
- V. Notices of coming events of general interest and notices of activities that are held on a regular basis are needed by property owners and visitors to promote the success of these projects. The following rules govern the posting of notices on the Ranch; (a) Notices will be posted only on the bulletin boards.
    1. Notices posted elsewhere will be removed by Security and destroyed.
    2. Removal of the bulletin is the responsibility of the sponsoring person or organization. Notices must be removed promptly after the event is held.
    3. Notices larger than 8.5" X11" are prohibited.
    4. The bulletin boards will be stripped of all but official Holly Lake Ranch Association material between 1:00 AM and 6:00 AM on the 1st and 16th of each month.
    5. Commercial signs and notices are prohibited. Such signs or notices will be removed and destroyed.
  - W. There shall be no vending, peddling, soliciting orders for sale for any merchandise or services within Holly Lake Ranch whatsoever.
  - X. Tampering with, defeating, or attempting to defeat the security gates or other security equipment is prohibited. This includes trailing closely behind an authorized vehicle. Those found doing so will be subject to the maximum remedies allowed by law,
  - Y. All traffic onto or off of Holly Lake Ranch property shall be at the provided entrances and exits only. The perimeter fences or boundaries may be breached only in bonafide emergencies.
  - Z. Feeding of **any wildlife** and the presence of any type of wildlife feeder is forbidden effective February 1, 2010 with the exception of bird feeders located 6 feet off of the ground.

## II. Security Cards

- A. Property owners and renters may receive gate cards at the administration office. A fee set by the Board will be charged for additional gate cards.
- B. Gate cards are for members in good standing only, and are not transferable. Gate cards found in possession of non-members will be confiscated.
- C. Damage and lost cards may be replaced at a cost established by the Board.
- D. Property owners may have as many gate cards as they have vehicles registered in their name.
- E. Failure to pay membership dues, fees, and/or citations will result in temporary or permanent suspension of membership rights, including the convenience of a valid gate card.

## III. Renters

- A. Any member who rents or leases their home will be responsible for the Association dues payment for their renter. Both owner and renter must each pay dues to the Association. The property owner will ultimately be responsible for any and all dues and fees assessed to the respective renter.

- B. When a property owner rents or leases his house at Holly Lake Ranch, the owner must notify the Administration Office immediately in writing, giving the names and duration of the agreement. When the renter or leaser leaves the property owner must so notify the Administration Office in writing.
- C. A renter must become a member of the Holly Lake Ranch Association. All renters in good standing will have the same rights, privileges and responsibilities as owners with the exception of voting rights and ability to rent time share units.
- D. All renters' dues must be received at the Administration Office before the 25th of each month.

#### **IV. Recreational Areas**

- A. Only members in good standing will be allowed to use any of the recreational facilities. Members not in good standing and have received proper notice who continue to use such facilities shall be subject to the Criminal Trespass laws of the State of Texas,
- B. Swimming Pools:
  - 1. No Swimming without a pool attendant on duty unless approved by the Association.
  - 2. No diving.
  - 3. All swimmers must wear proper attire,
  - 4. Children 14 and under must be accompanied by an adult.
  - 5. No glass containers or objects allowed in or around the pool area.
  - 6. No alcoholic beverages are allowed in or around the pool area.
- C. Bathing attire is not permitted in the Lodge, Hall, Holly House or other Association buildings.
- D. No swimming or fishing in the golf course lakes.
- E. No pets are allowed in any publicly used buildings, in or around pools and beaches, or the golf course. (exception for guide dogs)
- F. Sleeping or camping in the Lodge or the Hall is prohibited.
- G. Discharging of fireworks is strictly prohibited within Holly Lake Ranch.
- H. Discharging of firearms, including BB & pellet guns is strictly prohibited within Holly Lake Ranch with the exception of the Indoor Gun Range.
- I. Picnicking and camping are permitted only in specified areas,
- J. All rental equipment must be returned in good condition. Any damages caused, other than normal wear, will be paid for by the user.
- K. Deposits required will be forfeited if the damage is not paid by the user. Cost greater than the deposit is the obligation of the user.
- L. No parking, fishing, or swimming from any dam within Holly Lake Ranch.
- M. No fishing from the boat dock by the Lake Greenbriar boat ramp.
- N. No persons will be allowed in the recreational areas between 12:00 midnight and sunrise without prior consent from management. Persons with prior consent must have the respective consent agreement with them while utilizing these facilities during this time. Those not having proper authorization during this time will be considered trespassing.

#### **V. Lake Rules (Added 07/27/10)**

The following is established to provide regulations to control the use of lakes at Holly Lake Ranch.

A. All HLR lakes

1. All State laws governing public lakes will be enforced
2. Boating and skiing is allowed at your own risk. Holly Lake Ranch is not responsible for theft or accidents.
3. No loitering, fishing, or mooring of a boat or personal watercraft at dock.
- 4a. Persons under 16 years of age may not operate a boat or personal watercraft unless accompanied by a person at least 18 years of age. A boat operator must be at least 13 years of age and have passed a boater's educational course by the Texas Park and Wildlife.
- 4b. A successfully completed TP&W approved boater education course is required for any person born after 9/1/1984, to operate on the public water of this state using either: A (1) vessel powered by a motor of 10HP or more. or (2), a wind-blown vessel over 14 feet in length.
5. Boats and personal watercraft shall maintain a 50 foot distance from others including fisherman, docks, or shore, etc.
6. No glass containers allowed on HLRA provided dock, shore or park areas.
7. It is a violation of these rules to operate any watercraft, aquaplane, jet ski, or similar device while intoxicated.
8. Possession or consumption of alcohol by a minor is prohibited by law and each violator is subject to arrest.
9. Navigational lights shall be used from dusk to dawn.
10. A HLRA security officer may request a person or persons to leave the lake for a specified period of time, if in the officers opinion their boat, jet ski, etc is being operated in an unsafe manner.
11. Any HLRA Security officer may check stringers, live wells, etc to enforce fish limits.

B. Greenbriar Lake

1. Observe "no wake" areas. Texas law states you are responsible for any damage caused by your wake or "wash".
2. Boat and Jet Skis must operate counter clockwise only.
3. No water skiing, jet skis or similar lake activities allowed from one-half hour after sunset to one hour before sunrise. Fishing only is allowed during this time.

- C. Holly Lake
  - 1. Boat motors larger than 10 horsepower are prohibited for use on this lake.
  - 2. Skiing is not permitted.
- D. Swimming
  - 1. All swimmers must wear proper attire.
  - 2. Swimming allowed only in specified areas and at one's own risk.
  - 3. Rules posted on beach areas must be observed.
  - 4. No diving.
  - 5. No swimming to and from rental vehicles.

## **VI. Gun Range Rules**

- A. Property Owners and Silverleaf members using the gun range will initially be required to attend and pass a range initiation course given by an approved Holly Lake Ranch Range Officer. They will also be required to sign a waiver stating they understand all the rules and that they are responsible for any and all damages caused by them or their party. Upon completion of this course you will receive a Gun Range Pass. Only those persons issued a Pass, along with their guests, will be permitted to handle firearms at the range.
- B. Reservations are required at the Security Office. A refundable deposit may be required for the gate key if you do not permanently reside at Holly Lake Ranch.
- C. All regulations and instructions posted at the range shall be followed.
- D. Absolutely No Shotguns or Shotshells Allowed. This is a rifle and pistol range only.
- E. Absolutely No Incendiary, Phosphorus or Tracer Ammo Allowed,
- F. Absolutely No Armor Piercing or Steel Core Ammunition Allowed.
- G. All firearms brought into the range must be completely unloaded, they must be carried with the action open, with the muzzle pointed in a safe direction or they must be enclosed in a gun case, kit, holster, etc. until placed in actual firing line use.
- H. The Security Office or any Range Officer may bar from the range any person handling a firearm in an unsafe manner, or any person suspected to be under the influence of alcoholic beverages, legal or illegal drugs. A Security Officer or Range Officer may inspect firearms or ammunition, and will ban their use if in his or her judgment they are unsafe or not in good working order. Violators will be asked to leave. It is the duty and responsibility of all persons to report to the Security Department any infraction of the safety rules.
- I. Always wear eye and hearing protection while at the firing line or when someone else is at the firing line.
- J. Absolutely, no one is allowed down range without a Range Officer present. If there is a problem with the equipment or any other reason to go down range you must be accompanied by a Range Officer.
- K. All persons under 21 years of age must be accompanied by a person over 21. These persons may be required to show proof of age to a Security Officer or Range Officer upon request. The adult shall act as coach and remain on the firing line at the side of the person under 21 and must be in complete control of the person and gun. Persons under the age of 14 shall not be permitted to fire a handgun, may fire rifle only.

- L. Line of site shooting only. So-called snap shooting, quick draw, hip shooting, rapid fire, full auto fire, etc. is prohibited on this range.
- M. Shooters must load and unload their own gun. **DO NOT HAND A LOADED GUN TO ANOTHER PERSON.**
- N. Gun range key will be issued to one party only for a maximum of two hours. Anyone without the issued key will be considered trespassing.
- O. Any person caught firing at walls, target frames, signs, or any other object besides the designated targets will be denied further use of the range. Targets are to be posted on the supplied target frame only. Firing at tin cans, bottles, or any other object is strictly prohibited.
- P. Be sure all firearms are unloaded before leaving the gun range. Please lock the door when leaving. Please use the provided trash can and clean up after yourself.
- Q. Neither the Association nor its employees shall be held responsible for theft or accidents. Follow the rules and regulations and use the range at your own risk.
- R. An approved Range Officer is defined as a person who (1) successfully completed the initial Holly Lake Ranch Range Course (2) has demonstrated to the Chief of Security his or her proficiency with a variety of firearm types and actions, (3) has demonstrated to the Chief of Security his or her proficiency with the range equipment, (4) and, has demonstrated that he or she possesses the qualities required for responsible gun handling.

## **VII. Tennis Courts**

- A. Only smooth sole shoes will be worn at all times on the courts
- B. No other recreational activity will be allowed on the courts at any time.
- C. During designated times, court reservations may be required and observed.

## **VIII. Hunting**

- A. Hunting is prohibited without special written permission.

## **IX. Fishing**

- A. Guests must be accompanied by the Association member.
- B. All trotlines, jug lines, or unattended fishing is prohibited within Holly Lake Ranch.
- C. Fishing is not permitted in the designated swimming areas or the golf course lakes.
- D. Fishing licenses are not required on the private lakes located within Holly Lake Ranch.
- E. Notice of rules pertaining to size and limits are posted at the lakes,
- F. Security Officers may check livewells, stringers, etc. to enforce limits. Fish found over the limit (size and quantity) will result in a citation. Civil restitution based on the current Texas Parks & Wildlife scale will be charged for all illegal fish not being able to be released alive and healthy.

## **X. Motorbikes, ATV's and Golf Carts**

- A. The term "motorized vehicle" used herein shall refer to any two or more wheeled motorized vehicle, including ATV's and golf carts.
- B. All occupants riding in a motorized must be seated in appropriate seats while the vehicle is operated. Standing/riding on the back of the cart is forbidden
- C. All motorized vehicles with combustion engines must be equipped with an unmodified street legal muffler with an adequate spark arrester/exhaust system.
- D. All traffic signs must be observed.

- E. No motorized vehicle shall be operated on Ranch roads between sunset and sunrise unless equipped with appropriate headlights and red taillights.
- F. Regulations governing parking must be observed,
- G. Chasing or otherwise harassing any form of wild or domestic animals at Holly Lake Ranch is prohibited by State Law and is punishable by fine.
- H. No nuisance or hazardous riding on any roads within Holly Lake Ranch is allowed.
- I. Slow moving vehicles such as golf carts must yield to automobiles, trucks, etc. in order not to impede normal traffic flow and cause a potential accident.
- J. Children under the age of fourteen (14) may not operate a motorized vehicle on the roads or common areas of the Ranch without being accompanied (on the same vehicle and being able to take immediate control) by an individual who holds a valid State Drivers License,
- K. Any person fourteen (14) years of age or older who has not been issued a valid State Drivers License is required to register with the Security Department to receive a "Motorized Vehicle Permit". The permit is intended only as a registry of unlicensed drivers on Holly Lake Ranch. The permit is not evidence of the mastery of any level of driving proficiency by the young person who receives the permit. Parent or guardian must attest that the permittee has the sufficient skills and safety responsibility to operate a motorized vehicle within Holly Lake Ranch. All parents and/or guardians are encouraged to have their children who drive motorized vehicles attend appropriate skills and safety classes.
- L. Drivers of motorized vehicles found to be unsafe can be prohibited from driving by any member of the Security Department. The same applies to motorized vehicles when they are determined to be unsafe and/or cause noise or air pollution.
- M. All vehicles, including golf carts driven on streets must be equipped with a rearview mirror.
- N. ATV's are prohibited from being operated on Ranch roads from 10:00 PM and Sunrise,
- O. Go carts are prohibited from being operated within Holly Lake Ranch.

#### **XI. Non-Licensed Vehicles and/or Operators**

- A. Holly Lake Ranch roads may be used by non-licensed vehicles. However, operators found to be unsafe can be prohibited from driving by the Security Department. The same is applicable for non-licensed vehicles when they are determined to be unsafe and/or cause excessive noise or air pollution. Unlicensed operators must have a vehicle operators permit issued by the Security Department in order to drive a golf cart or ATV. A Motorized Operators Permit issued by the Security Department does not apply to operating vehicles registered by the State of Texas or any other state.

#### **XII. Golfing Rules**

- A. The following rules shall govern play and use of the golf course and related facilities. These rules are enacted to enable Association members and club guests maximum benefit and enjoyment of the golf facilities and to preserve the course and grounds. A golf professional serves as an agent of the Association and will have, with the guidance of Management and Directors, full authority and responsibility to enforce the following rules and regulations.
- B. Green fees are established by the Property Owners Board of Directors. Current Green fees are posted at the Pro Shop.

- C. All members with guest must register in the Pro Shop before beginning play.
- D. Players other than Property Owners Association members will be charged the applicable green fees.
- E. Unmarried sons and daughters of members under the age of 19 living at home or under 22 if full time student, have the same privileges as members.
- F. Proper attire must be worn on the golf course including shirts. Men may not wear tank tops.
- G. Each player must have a set of clubs and bag. No more than one player can play out of the same bag.
- H. Members and guests shall not dive or drag in the lakes for golf balls. Neither shall they hunt for balls on the course, except for balls lost by players in their group while playing.
- I. Groups other than three, four or five players must check with the golf professional before starting.
- J. Groups with one hole open ahead should stand aside and let faster groups play through.
- K. Greens, traps and tees:
  - 1. Under no circumstances shall a ball be played from any putting green. If a ball lies on a green fringe area or if a tee of a hole other than the one being played, the ball shall be lifted and dropped to one side not nearer the hole being played without penalty.
  - 2. A player shall not drop or place a golf bag, golf set or golf pull cart on any green. No one shall change markers, signs, cups, benches or any other golf course feature except authorized employees under the direction of the Golf Professional or Golf Course Superintendent.
  - 3. It is the responsibility of each player to repair any damage to a green, fairway or course fixtures that may occur as a result of their play.
  - 4. Do not walk through traps. Leave traps smooth for the next player.
  - 5. Do not use regular tees, greens or fairways for practice. A practice putting green and practice range area are provided for this purpose.
  - 6. The Golf Professional and the Golf Course Superintendent shall close the course to play when playing conditions are excessively wet, a heavy frost, dangerous weather conditions or when maintenance work is being done,
- L. Any member or guest found guilty of willfully damaging the course or otherwise violating these rules shall be prohibited from playing on the course for a period of time determined by the disciplinary committee.
- M. Motorized Golf Carts:
  - 1. All golfers must obey cart path signs throughout the course.
  - 2. The Pro Shop will provide golf carts to members and their guests at a reasonable rental fee.
  - 3. Only golf carts which are attractive in appearance, in good running order approved tires, within noise limits and approved by the Golf Professional will be permitted on the golf course.
  - 4. Only licensed drivers will be allowed to rent golf carts. Any unauthorized driver using golf carts will be warned once; subsequent violation will result in cart being returned to the Pro Shop and forfeiture of rental fee.
  - 5. The Golf Professional, upon advice of the Golf Course Superintendent, shall decide when motorized golf carts cannot be used because of weather conditions.

6. Owners of non-registered privately owned golf carts must pay the established daily trail fee.
  7. Privately owned carts will not be loaned to anyone except relatives and only then when that family member resides with the cart owner or is his or her guest. A guest may use a members cart with written permission from the member or if the member is riding with the guest on the cart.
  8. Carts rented from the Pro Shop are limited to two riders and two bags.
  9. Golf cart are to be kept a minimum of 35 yards from the greens.
- N. Junior Members:
1. Junior members are those under 15 years of age.
  2. Junior members shall be allowed to play Saturdays, Sundays, and holidays only when playing with an adult in the same group or with supervised permission from Pro Shop personnel.
  3. Junior members 12 years and under may play the course only when accompanied by an adult member responsible for the junior members conduct and play or when a golf Professional or his representative determines by actual observation that the Junior Member knows golf etiquette and has playing ability to play without an adult.
  4. Children under 6 years of age are not permitted on the course,
- O. Practice Area:
1. Range balls are to be driven from the practice tee in one direction only. Any players found playing or selling range balls will be prohibited from playing on the course for a period of time determined by the disciplinary committee.
  2. The practice green and driving ranges shall be open only when the course is open for play or when designated by the Golf Professional.
- P. There shall be no practice to or on the greens.
- Q. Entire golf course is closed on Tuesdays including practice areas.
- R. After Hours Play. After the second shotgun round is complete only members and paid guest may play as follows.
1. June 1<sup>st</sup> through Labor Day, visiting guests that are 6 years old to 15 years old can play at no charge if sponsoring property owner is a golf member.
  2. The Holly Lake Ranch Member of the Golf Course must check them in with the Pro Shop before 6 P.M. Tee off will be after 6:30 P.M.
  3. All golfing rules must be followed. The first infraction will result in the Member losing this privilege and they will have to pay for their guests from then on if they wish to continue playing.

### **XIII. Visitor and Guest Admission**

- A. No visitor shall be permitted to enter Holly Lake Ranch without specific permission from the receiving member.
- B. Members shall call the Security Office in advance of their guests expected arrival time. Members should advise the attending officer of their Section and Lot Number and the category of guest, i.e., one-time, extended, or permanent. In the case of unexpected or unannounced guests, the Officer attending the gate will attempt to contact the respective member when possible. However, in certain circumstances (high traffic, officers dealing with emergencies etc.) unannounced or unexpected guests will be turned away and directed to a pay phone in order to call the respective member and to obtain proper authorization.
- C. Members should provide their guests with appropriate directions to their respective

destination.

#### **XIV. Construction Prohibitions**

- A. Construction is allowed Monday through Saturday during the daylight hours only. Workers will only be allowed to enter onto Holly Lake Ranch after daylight and must cease any construction activity at dusk. Workers will not be permitted entrance on Sundays except for emergency situations such as roof repair.

#### **XV. Security Officers Authority to Stop and ID and Issue Directives**

- A. All persons within Holly Lake Ranch must stop and identify themselves when asked to do so by any member of the Security Department. Failure to do so will result in suspension and/or a fine. This cooperation of the members and guests with the Security Department is vital for effective security operations. Also, persons occupying any common area within Holly Lake Ranch must submit to any lawful order given by any member of the Security Department. Disputes shall be directed to the Disciplinary Committee.

#### **XVI. Abusive and/or Vulgar Language**

- A. Abusive and /or vulgar language will not be permitted to be used by or to any employee of Holly Lake Ranch. Any such activity will not be tolerated and will subject the violator to the maximum remedies allowed.

#### **XVII. Teen Curfew**

- A. The curfew is for unmarried persons under the age of eighteen (18).

##### **1. Definitions:**

- a) "Curfew Hours" means 11:00 PM to 6:00 AM Sunday night through Thursday night and 12:00 midnight to 6:00 AM, Friday through Sunday night.
- b) "Emergency" means a fire, natural disaster, automobile accident, or any other situation requiring immediate action to prevent bodily injury or loss of life or any other type of bonafide emergency situation.
- c) "Minor" means any person less than eighteen (18) years of age who has not been married or had disabilities of minority removed in accordance with Chapter 13 of the Texas Family Code.
- d) "Parent" means any person who is (1) a natural or adoptive parent of a minor under the age of eighteen (18), (2) a court appointed guardian to have care and custody of the minor.
- e) "Public Place" means any street, alley, sidewalk, playground, park, building, or other place (1) used by or (2) opened to the public, owned operated or leased by Holly Lake Ranch.
- f) "**Private Place**" means any lot, residence or other type property or **buildings** not owned by Holly Lake Ranch.
- g) "Remain" means to linger, stay unnecessarily or fail to leave the premises when requested to do so by a Security Officer or the owner, operator, or other person in control of the premises

##### **2. Offenses**

- a) A minor commits an offense if he or she remains in or on any public place during curfew hours.
  - b) A parent of a minor, or any other member who has cleared for the minor to be a guest in their home or otherwise temporarily provides housing for a minor, commits a violation of this rule if he or she knowingly permits, or by insufficient control allows the minor to remain in or on any public place during curfew hours.
3. **Defenses.** It is a valid affirmative to the defense to violation of this rule under section 2 that the minor was:
- (a) accompanied by the minor's parents;
  - (b) engaged in an employment activity;
  - (c) involved in an emergency; or
  - (d) returning directly home from an activity off of the Ranch

**XVIII. Air Park Rules**

- A. The airpark and runway are for fixed wing aircraft only. All other aircraft including helicopters and para-gliders are forbidden.
- B. The airpark is solely for the enjoyment of the members of Holly Lake Ranch and is for recreational use. No commercial activity is permitted at the airpark at any time.
- C. Aircraft parking is only permitted at the designated parking area (which is marked by white posts) and located at the Northwest end of the runway or in hangers located on lots 1-13 in Holly Lake Airpark. Access to the runway is only permitted from the designated parking area or from the hanger located on lots 1-13. All access from other entries is strictly forbidden. Vehicular admittance to the aircraft parking area is permitted only through the gate located off of FM2869. Security must be notified 30 minutes prior to requested access to unlock the gate. Vehicles must be parked between the red posts also located at the Northwest corner.
- D. Access in and out of the airpark is only permitted through authorized entries as approved by the Board of Directors. All other access from property off Holly Lake Ranch is strictly prohibited.
- E. Parking in the aircraft parking area (designated by the white posts) in the Holly Lake Airpark is permitted by any Holly Lake Property owner so long as the aircraft is parked for no more than seven consecutive days. After seven days, the aircraft must be moved for a timeframe of no less than 48 hours before returning to the airpark.

**XIX. Commercial Vehicles Prohibited**

- A. Commercial vehicles over 1 ton carrying capacity are prohibited from parking on or in front of any property, with the exception of delivery vehicles for a period less than 24 hours. Any property owner who has a commercial vehicle meeting these criteria will be grandfathered if the vehicle in question was in their possession prior to October 1, 2006. The vehicle, however, must be registered with the Security Office prior to January 1, 2007.

**XX. Penalties for Violations and Disciplinary Procedures**

- A. Violation of any rule or regulation shall be grounds for a citation issued the Security Department. Citations can result in a fine and/or suspension of services, including permanent suspension of specific membership rights and/or services, including but not limited to, the right to drive a specified vehicle or type of vehicle on the Ranch. Any violation of the golfing rules may be addressed by the Golf Pro, his staff or any

member of the Security Department. In the case of persons under the age of eighteen (18), notices of any violation may (and in cases of traffic violations, normally will) be sent to the parent or guardian.

- B. Persons who have demonstrated that they cannot conduct themselves in a reasonable and responsible manner may be banned from entering onto Holly Lake Ranch property for a specified time. Owners of property within Holly Lake Ranch that fall within this category may Travel without detour to and from the entrance gate and their respective property only. Those found in violation of this banishment will be charged with Criminal Trespass in accordance with the Laws of the State of Texas.
- C. Upon being charged with a violation of the published Rules & Regulations, Bylaws or Subdivision Restrictions and/or circumstances that threaten the safety of life or property, alleged violators have a choice whether to plead Guilty, Not Guilty or No Contest. If the alleged violator pleads Not Guilty he or she will need to appear before the Disciplinary Committee to hear the objection.
- D. The Disciplinary Committee is made up of the four (4) members of the Holly Lake Ranch B Board of directors along with the General Manager of the Association. Upon a request funneled through the General Manager, the Disciplinary Committee shall conduct hearings to charges of violations of any published rules or regulations, Bylaws, or Subdivision restrictions and/or circumstances that threaten the safety of life or property of anyone inside the gates of Holly Lake Ranch. If any member, member's child, guest or tenant is charged with a violation of the above provisions, such responsible member and/or tenant shall
  1. Be notified in writing of such alleged violation
  2. Be given notice of any hearing not less than seven (7) days or no more than twenty (20) days
  3. Be given the right to have counsel present.
- E. If after proper notice of the hearing has been given and the defendant(s) fails to appear before the committee (without a valid excuse) the case will be decided on the available information. Such member shall have the right to file a written appeal to the Disciplinary Committee. This appeal shall be made within twenty (20) days after the decision has been rendered. The Disciplinary Committee shall review the minutes and the decision of the Committee, and receive any new information or evidence, as the member desires to offer. The member must submit the new evidence in writing to the Disciplinary Committee at the time of the request for appeal. The Disciplinary Committee will then notify the said member of the date of the said hearing. After the board has heard such appeal, it shall make a final ruling and the decision will be binding. After the hearing has been held and a guilty decision is rendered by the Disciplinary Committee, the Committee shall have the right to suspend and or revoke any or all privileges for a time, and/or levy the applicable fines. The Board of Directors reserves the right to provide for special exceptions at the Board's sole discretion.

## **XXI. Fines and Penalties**

The following fines or other penalties are deemed necessary for the reduction or elimination of violations believed to threaten the security and well-being of HLRA property, grounds, or amenities. We can assure Property Owners and Guests that all steps are being taken to provide them with streets, lakes and common areas that can be safely enjoyed by all.

All fines will escalate by fifty (50%) percent if the same offense is committed within 90 days.

**A. Driving and Traffic Violations**

Speeding – a base fine of \$50 plus \$5 for each mile over posted speed

**B. Other Traffic Violations**

- 1. Fail to Control Speed/Unsafe Speed.....\$150
  - 2. Run Stop Sign – Golf Cart.....\$50
  - 3. Run Stop Sign – Auto.....\$100
  - 4. Run Stop Sign – 1 ton or greater truck.....\$200
  - 5. Fail to Yield Right of Way.....\$150
  - 6. Fail to Yield Right of Way by Slow Moving Vehicles.....\$100
  - 7. Inappropriate Parking.....\$100
  - 8. Unsafe Passing.....\$150
  - 9. Off Road Driving.....\$150
  - 10. Following to Close.....\$200
  - 11. Passing School Bus while Loading or Unloading.....\$350
  - 12. Exhibition of Acceleration.....\$250
  - 13. Racing or Contest of Speed.....\$350
  - 14. Reckless Driving.....\$300
  - 15. Unsafe or Improper Turn.....\$150
  - 16. Defective Equipment, i.e. lights, etc.....\$125
  - 17. Improper Load or Failure to Secure Load.....\$100
  - 18. Unlicensed or Non-permitted Driver.....\$200
  - 19. Littering.....\$100
- Plus responsibility for Cleanup

**C. General Rules & Regulations Violations**

- 1. Leash Law Violation.....\$50
- 2. Outside Burning Violation.....\$50
- 3. No Building Permit.....\$100
- 4. Dumping, Unsightly Storage, Trash, Inoperable Vehicle.....\$100
- 5. Obnoxious, Offensive or Loud.....\$50
- 6. Sign Violation.....\$100
- 7. Vending, Peddling or soliciting Violation.....\$100
- 8. Tampering, defeating or attempting to defeat security gate.....\$100
- Plus any damage
- 9. Breaching boundaries or fence.....\$100
- 10. Fireworks Violation.....\$50
- 11. Discharge of Firearm Violation.....\$50
- 12. Theft of Services Violation.....\$100
- 13. Feed of Deer or Presence of Deer Feeder.....\$150

**D. Water Safety & Fishing Violations**

- 1. Possession of Oversized Fish (Per Fish)..... \$50
- 2. Exceeding Daily Bag Limit (Per Fish Over Limit)..... \$50
- 3. Trotline, Jug Lines, Seining, or any type unattended fishing.....\$50

- 4. Failure to Observe No Wake Areas..... \$100
- 5. Failure of Observe 50 Foot Rule.....\$100
- 6. Failure to Observe Counter Clockwise Skiing..... \$100
- 7. Personal Flotation Device Violation.....\$100
- 8. Failure to Display One Bright Light after Sunset..... \$100