



Holly Lake Ranch Association

Rules and Regulations

Dated: May 6, 2025

Rules and Regulations

This document supersedes all previous Holly Lake Ranch Rules and Regulations and Amendments.

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I. Purpose and Authority

- A. The safety and success of our community depends on the Rules and Regulations and Subdivision Restrictions that govern expectations for both Members and Guests of Holly Lake Ranch.
- B. In accordance with the Holly Lake Ranch Association (HLRA) Bylaws, the Board of Directors shall promulgate HLRA 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 HLRA Members, their families, Guests, and Renters/Lesseees.

II. Definition of Terms

- A. Access Cards – cards issued to Members or Lessees to gain access to HLRA amenities.
- B. Access Control Gate – any gate through which an Access Control Gate Device must be used, or Security or HLRA authorized personnel must unlock, to gain entry into the platted boundaries of Holly Lake Ranch.
- C. Access Control Gate Devices - RFID tags or QR passes used for entry through HLRA gates.
- D. Animal Containment Area – a fence or dog run used for containment of pets upon property.
- E. ARA - Architectural Review Authority.
- F. Commercial Storefront – home based business with visible exterior signage and business client access.
- G. Common Property – all property within the platted boundaries of Holly Lake Ranch owned or controlled by the Association, including, but not limited to, lakes, golf course, buildings, amenities, and undeveloped properties.
- H. Dumping – disposal of litter, rubbish, animal waste, debris, leaves, branches, etc. on property through means other than authorized garbage pickup.
- I. Dwelling – any building designed for living purposes as defined in the International Residential Code.
- J. Emergency - a fire, natural disaster, Act of God, automobile accident, or any situation requiring immediate action to prevent bodily injury, or loss of life, or dealing with any type of urgent situation.
- K. Event Signs/Banners - include but are not limited to building permits, estate sales, garage sales, and miscellaneous special events.
- L. Excessive Noise Nuisance(s) - Any person(s), animal(s), musical instrument, or equipment generating noise which is plainly audible at a distance of 100 ft. from the source of the noise, or from the private property where the noise is generated.
- M. Exhibition of Acceleration – accelerating a Motor Vehicle in such a way that tires lose traction or spin excessively.
- N. Failure to Control Speed – driving at a speed where the driver is not able to stop or slow down sufficiently to avoid a collision and ensure safety, factoring in weather, curves, hills, and vehicular and pedestrian traffic.
- O. Fire Hazard –a condition or situation that increases the possibility of a fire starting or spreading, including flammable materials, electrical malfunctions, and human negligence.
- P. Following Too Close – driving behind another motor vehicle while not leaving sufficient room to stop without causing a collision.
- Q. Guardian – court-appointed individual(s) having the care and custody of a minor.
- R. Guest – any person or company authorized by a Member, Lessee or HLRA for access to Holly Lake Ranch via the Access Control Gate.

- S. HLRA Kennel – building owned by HLRA, contracted by Holly Lake Dog Shelter, to be used for the purpose of temporary shelter of dogs found Running at Large within the boundaries of HLRA.
- T. Holly Lake Dog Shelter - dog shelter run by volunteers whose purpose is to provide temporary shelter for animals found Running at Large within the boundaries of HLRA.
- U. Impounded – captured by Security and taken to the Holly Lake Dog Shelter.
- V. Lessee – a person authorized, by signing a lease with Member, to occupy a property for thirty-one (31) days or more.
- W. Licensed Motorized Vehicle – any Motorized Vehicle requiring motor vehicle title and registration.
- X. Littering – Throw, leave, or dump any litter, debris, rubbish, cigarette butts, solid, or liquid waste on any roadway, parkway, park, golf course, lake, other Common Property, or on any private property.
- Y. Long-Term Lease - any lease that is not considered a “Short-Term Lease” under the Association’s Short-Term Rental Policy.
- Z. Lot – see Bylaws for definition.
- AA. Member - See Bylaws for definition
- BB. Member in Good Standing - Member whose account is current.
- CC. Minor - any person under eighteen (18) years of age who is not married or who qualifies for disabilities of minority in accordance with Chapter 31 of the Texas Family Code.
- DD. Motorized Vehicles - any wheeled motorized vehicles. These include, but are not limited to, cars, trucks, motorcycles, vans, golf carts, all-terrain vehicles (ATV), utility task vehicles (UTV), and electric bikes.
- EE. No Wake Speed – speed at which any Watercraft must travel in order to create minimal to no waves while moving forward.
- FF. No Wake Zone – section of water where Watercraft must travel at a slow headway speed without creating a wake or swell.
- GG. Nuisance - something that generally causes harm or offense to people.
- HH. Outbuilding- see ARA Policy and Standards for definition.
- II. Outside Lighting - all lighting on the exterior of residential structures, Outbuildings, carports, garages, and/or on the Member's property.
- JJ. Parent - a person who is a natural or adoptive mother or father or stepmother or stepfather of a minor.
- KK. Quick Response (QR) Pass – pass issued by HLRA Security for temporary entry into Holly Lake Ranch gates.
- LL. Racing– a competition between two or more Motorized Vehicles intended as a contest of speed to determine which Motor Vehicle is the fastest.
- MM. Radio-frequency Identification (RFID) Tag – tag affixed to Licensed Motorized Vehicle used to gain entry through HLRA Access Control Gates.
- NN. Range Officer - A HLRA employee or volunteer who has successfully completed the Holly Lake Range Initiation Course and has demonstrated to the Chief of Security his/her proficiency with a variety of firearm types and actions, his/her proficiency with the Gun Range equipment, and he/she possesses the qualities required for responsible firearm handling.
- OO. Reckless Driving – driving in a manner that puts the driver, other people, or property at risk.
- PP. Renter – a person or persons, authorized as a Guest by an HLRA Member, who occupy a Short-Term Rental as outlined in the Holly Lake Ranch Short-Term Rental Policy.

- QQ. Running at Large - not completely confined by a building, wall or fence of sufficient strength or construction to restrain the animal from straying onto another Member's property, Common Property, or HLRA roadways except when such animal is either on a leash under the control of the owner or keeper or held in the hands of owner or keeper.
- RR. Soliciting –asking someone for money, information, selling of goods or services, or any unsolicited communication.
- SS. Specialized Personal Sign - a custom sign made to identify the Member and/or address of the property.
- TT. Theft of Services – unauthorized use of HLRA water, electricity, dumpsters, etc.
- UU. Unlicensed Motorized Vehicle - any motorized vehicle not requiring motor vehicle title and registration, including, but not limited to, golf carts, go-carts, All-Terrain Vehicles (ATVs), Utility Terrain Vehicles (UTVs), and electric bikes.
- VV. Unsafe Passing – passing at a speed that exceeds the speed limit, where sight lines are limited, or causes potential harm to pedestrians, bikers, property, or drivers/occupants of other vehicles.
- WW. Vehicle Sale Signs – signs listing vehicles for sale, including but not limited to, automobiles, golf carts, motorcycles, ATVs and/or boats.
- XX. Vicious Behavior - behavior exhibited by any animal of any species that has on a previous occasion, or occasions, without provocations, attacked any person or animal.
- YY. Wake/Ballast Boat – a boat that has a ballast system to adjust its weight and create a larger wake.
- ZZ. Watercraft – boat or any other vessel designed to travel on water.
- AAA. Wildlife – any animal that can normally be found in the wild.

III. General Information

- A. Per HLRA Bylaws, Maintenance Fees are calculated on a per Lot basis. For improved properties with a dwelling, a full Maintenance Fee is required regardless of property/dwelling occupation.
- B. Any replat reflecting a Lot consolidation within Holly Lake Ranch that is filed in the Official Public Records of Real Property of Wood County, Texas after December 9, 2024, shall not operate to reduce the amount of Maintenance Fees chargeable to such consolidated Lots. Instead, the applicable Maintenance Fees will be calculated based on the original plat. For example, if a Member files a replat which purports to consolidate two (2) of the Lots reflected on an original plat into one (1) Lot, the Association will continue to charge two (2) appropriate Maintenance Fees (one for each original, unconsolidated Lot). This Amendment shall not impact Lot consolidations for which the applicable replat was filed in the Official Public Records of Real Property of Wood County, Texas prior to December 9, 2024.
- C. All fines, fees and penalties may be found in the Covenant Enforcement and Fining Policy and Fee Schedule.
- D. Procedures for requesting and attending a hearing can be found in the Covenant Enforcement and Fining Policy & Fee schedule.
- E. Outside burning is only allowed in the following situations and in accordance with Wood County restrictions: small controlled and attended fires for cooking (i.e., BBQ grills and smokers), Chiminea and/or screened fire pits. HLRA reserves the right to impose burning restrictions more restrictive than those promulgated by Wood County.
- F. Burning of pine needles, leaves, and trash is prohibited.
- G. The maximum speed limit is 25 M.P.H. (unless otherwise posted) and will be strictly enforced by radar.

- H. Chasing or otherwise harassing any form of Wildlife is prohibited.
- I. Smoking, vaping, and all tobacco products are prohibited in all HLRA buildings and outside within 25 feet of the entrance(s) except in designated areas.
- J. No changes, alterations, or improvements to HLRA owned equipment, facilities, etc. shall be made by Members and/or Guests without HLRA approval.
- K. All Licensed Motorized Vehicles must be parked only in designated parking areas on HLRA Common Property. Parking on all roads within HLRA is prohibited. The only exceptions are for temporary and/or bona fide Emergency purposes or for HLRA sanctioned events.
- L. Members are liable for all damages, fines or charges incurred by themselves and/or their Lessees, Renters, or Guests.
- M. Soliciting door-to-door, vending, peddling, or requesting orders for sale of any merchandise or services is only allowed at the Community Market.
- N. Collecting donations is prohibited within Holly Lake Ranch without prior HLRA approval.
- O. Tampering with or defeating Access Control Gates or other security equipment by any means is prohibited. This includes attempting to bypass gate security by trailing closely behind an authorized vehicle.
- P. Unauthorized use or loaning of Access Control Gate Devices or Access Cards is prohibited.
- Q. Entrances/Exits are provided and must be used for all traffic onto or off of Holly Lake Ranch property. The perimeter fences or boundaries may be breached only in a bona fide Emergency except when authorized by HLRA. No entrance into or exit from HLRA or private property may be gained via private gates.
- R. Feeding of any Wildlife and/or the presence of any Wildlife feeder is prohibited. The exceptions are bird feeders located five (5) feet above ground level or higher.
- S. Hunting is prohibited in Holly Lake Ranch.
- T. Discharging fireworks is prohibited in Holly Lake Ranch.
- U. Discharging firearms, crossbows, and bow and arrows is prohibited in Holly Lake Ranch (Excluding the Gun Range).
- V. Tampering with deer nets or any Wildlife traps is against state law and prohibited.
- W. Theft of Services is prohibited.
- X. Commercial Storefront type activity is not permitted within Holly Lake Ranch.

IV. HLRA Members

- A. Holly Lake Ranch and its amenities are for HLRA Members, Lessees, household residents, and their Guests, excluding contractors and service providers. An HLRA Member who becomes delinquent in the payment of maintenance fees or fines will have their access to the Association's amenities suspended, subject to any notice requirements imposed by applicable law.
- B. A.C.E. List - Assisted Care Entry - The HLRA recognizes that from time-to-time Special Exemptions from the Temporary Guest List may be needed to allow family, friends or non-registered health care workers into HLRA to take care of Members or Lessees who are seriously ill or unable to care for themselves. These Special Exceptions will be handled on a case-by-case basis with written permission by the HLRA General Manager, or his Designee. The form requesting this exception may be downloaded from www.HollyLakeRanch.com or picked up from the Security Department or Administration. The completed form may be dropped off at the Administration Office or emailed to the General Manager. After the form has been approved, it will be forwarded to the Security Department and up to two (2) names will be added to the homeowner's A.C.E. guest list

for up to six (6) months. If additional time is required, the Member must re-apply at the end of the six (6) month period.

V. HLRA Guests

- A. HLRA Member(s) and Lessees must contact the Security Department, or utilize online registration, to register their Guest(s) prior to arrival.
- B. Guests operating a motor vehicle must present a valid driver's license for admittance.
- C. Guests shall follow all HLRA Rules and Regulations.
- D. Members are liable for all damages, fines or charges incurred by their Guests.

VI. Short-Term Rentals

See Holly Lake Ranch Short-Term Rental Policy.

VII. Long-Term Leases

- A. To ensure an equitable use of HLRA resources and amenities, Long-Term Leasing rules are set forth for the benefit of all HLRA Members. Members are afforded the opportunity to lease their property/properties in accordance with the following:
 - 1. Members are responsible for payment of all fees to the HLRA administration office.
 - 2. The Member provides, in writing, to the HLRA administrative office the following information, as it pertains to the Lessee prior to lease commencement: 1) contact information including the name, mailing address, phone number, and e-mail address of each person who will reside at the property, and 2) the commencement date and term of lease. This information serves as authorization from the Member to HLRA to afford Long-Term Lessees the opportunity to purchase a gate RFID tag. Failure to provide the required information will prevent the sale of a gate RFID tag.
 - 3. Long-Term Leased property is to be used as a private, single-family dwelling only.
 - 4. Sub-leasing is expressly prohibited.
- B. Upon termination of a lease agreement, the Member is responsible for contacting HLRA administration so the Association may suspend the former Lessee's access to HLRA property. Failure to provide written notification will result in the Member's continued assumption of liability for any/all actions of the former Lessee while on HLRA property.
- C. The Member shall provide the Lessee with a copy of all dedicatory instruments of HLRA. HLRA Security is responsible for taking corrective action against Lessee for any violation of the HLRA rules, regulations, policies, and/or procedures. If resolution of the violation is not corrected, the Member will be held responsible.
- D. The Member is ultimately responsible, and will guarantee payment, for the cost to repair or replace damage(s) caused by either a Long-term Lessee or their Guest(s) to either Common Property or property owned by other Members. If necessary, such cost will be billed to the Member's account.

VIII. Community Nuisances

- A. Any person(s) caught Littering or Dumping shall be cited and shall be responsible for cleanup.
- B. Abusive and/or vulgar language is prohibited in or on all Common Property or amenities at Holly Lake Ranch.
- C. Excessive Noise Nuisance(s) are prohibited.

The following shall not be regarded as a noise Nuisance:

1. Construction equipment noise when it is properly maintained and operated from 7:00 am - dusk.
2. Standby generators during power outages.
3. Normal operation of properly maintained automobile(s) and Watercraft.
4. Safety signals, warning devices and Emergency vehicle sirens.
5. Lawn mowers and landscaping equipment operated from 7:00 am - sunset.
6. Recreational/social activities conducted within parks from 7:00 am - 10:00 pm.
7. Sounds from special events, such as festivals, holiday celebrations, or special events sponsored or endorsed by the HLRA for the enjoyment of all Members.
8. Work performed by contractors in compliance with ARA Policy and Standards.

IX. Personal Property Maintenance

- A. Maintenance responsibilities are for all Members or person(s) occupying property and include but are not limited to:
1. All dwellings, garages/carports, fences, and Outbuildings must be maintained to preserve the enjoyment and/or value of neighboring properties.
 2. All structures must be in good condition, properly repaired and functional.
 3. Members must maintain the frontage of their respective Lots, keeping ditches, easements, swales, and culverts clear of debris.
 4. All properties contribute to storm water runoff and Members are responsible for storm drainage flowing through their property. Private drainage and erosion issues as well as groundwater issues (i.e., natural springs) are the responsibility of the Member. HLRA is not responsible for ensuring proper drainage on private property. Drainage directed from gutters, French drains, downspouts, swimming pools, retention walls or other private systems to neighboring properties is a civil matter between property owners. Moreover, Members may not place obstructions, or fail to maintain property within the drainage easements (i.e., Shrubs, buildings, curbs, retaining walls) .
 5. Pursuant to the terms of the restrictions, each Member is responsible for keeping their Lot clean and free of trash and weeds. Upon a Member's failure to do so, the Association may, upon 5 days' written notice to the Member, enter onto the Member's Lot and have the Lot brought into compliance. In such cases, the costs incurred by the Association shall be payable by the Member on the Association's demand. Examples of failing to keep a Lot clean and free of trash and weeds include, but are not limited to, the following:
 - a. Grass/weeds not to exceed twelve (12) inches high.
 - b. The accumulation of animal or vegetable matter that is offensive by virtue of odors or its attractiveness to rats, mice, snakes, or vermin.
 - c. The accumulation on any Lot of brush piles, rubbish, trash, or junk, building materials, or any condition that cause or threaten to cause a Fire Hazard or conditions that are dangerous to public health.
 - d. The color of any/all exterior tarp(s) is restricted to camouflage, brown, dark green, dark grey or black.
 6. Member must prevent/eliminate the obstruction of any natural drainage which may cause damage to other properties and/or impedes or interferes with the operation of roadway

drainage or causes the accumulation of stagnant water that provides habitation for rats, mice, mosquitoes, snakes, or vermin.

7. Animal Containment Area(s) - must be maintained to avoid:
 - a. Accumulation of animal waste resulting in foul and offensive odors or runoff into roadways, adjacent properties, HLRA Common Property, or waterways.
 - b. Creation of a hazard to any animal or person due to the animal's ability to escape or attempt to escape.
- B. Storage Nuisances Include but are not limited to:
 1. Storing Watercraft, trailer(s), camper(s), etc. on Lots without a dwelling is prohibited unless the Lot is contiguous to the Member's dwelling and is parked on an approved pad as provided for in the ARA Policy and Standards. Exception: Boats may be stored in boat houses or boat slips on HLRA lakes.
 2. Out of use vehicle(s) that is/are junked, inoperable, or lacking current registration are prohibited from being seen from the roadway, Common Property, or neighboring properties.
 3. All household appliances must be within a dwelling, garage, and/or enclosed storage.
 4. Automotive, construction, and/or shop equipment cannot be visible from the roadway, Common Property, or neighboring properties. To prevent visibility, utilize approved screening.
 5. Outdoor storage must be screened and/or hidden from view from the street, Common Property, and neighboring properties.
 6. All sporting equipment should be contained on the Member's property.
- C. Outside Lighting Nuisances
 1. High intensity lights intended for wide area illumination are not permitted. This includes mercury vapor, sodium vapor and LED lights mounted on utility poles.
 2. Low intensity nighttime security lights may remain on overnight if they do not shine light onto neighboring properties, Common Property, or HLRA roadways.

X. Personal Vehicles

- A. Equipment Requirements
 1. All Motorized Vehicles driving on HLRA roadways must be equipped with a rearview mirror.
 2. All Motorized Vehicles must be equipped with functional headlights and red taillights that shall be utilized from dusk to dawn .
 3. All traffic signs must be observed and obeyed.
- B. Prohibited Actions
 1. Exhibition of Acceleration.
 2. Racing.
 3. Passing a school bus while loading or unloading.
 4. Unsafe Passing.
 5. Reckless Driving.
 6. Following Too Close.
 7. Failure to Control Speed.
- C. Licensed Motorized Vehicles
 1. Any person operating a Licensed Motorized Vehicle on HLRA roads must have a valid driver's license or learner's permit if accompanied by a licensed driver twenty-one (21) years of age or older in the front seat.

2. Occupants must be properly seated and restrained via seat belts in all Licensed Motorized Vehicles.
 3. All traffic signs must be observed, and access/entrance gates must be used.
 4. The Association, may without prior notice to the owner of a vehicle, cause the vehicle and any property on or in the vehicle to be removed and stored at a vehicle storage facility at the vehicle owner's or operator's expense, if the vehicle is:
 - a. in or obstructing a portion of any driveway or abutting any roadway used for entering or exiting Holly Lake Ranch;
 - b. in or obstructing a vehicular traffic aisle, entry, or exit of any designated parking area;
 - c. Preventing a vehicle from exiting any designated parking area;
 - d. in or obstructing a fire lane;
 - e. Is parked in a parking space designated for the exclusive use of a vehicle transporting a disabled person, and is not displaying a special license plate issued under Section 504.201 of the Texas Transportation Code or the disabled parking placard issued under Chapter 681 of the Texas Transportation Code; or
 - f. leaking a fluid that presents a hazard or threat to persons or property.Upon request, the Association will provide to the owner or operator of the vehicle information on the name of the towing company and vehicle storage facility that will be used to remove and store the vehicle
 5. Vehicles must park in designated areas on HLRA Common Property.
 6. Members shall provide appropriate parking on their property for personal Motorized Vehicles. Parking area options include:
 - a. A substrate of concrete, asphalt, or gravel.
 - b. Or motorized vehicles must be behind the plane of the front of the dwelling.
 7. Motorized Vehicles determined by the Board or its designee, in its sole and absolute discretion, as creating excessive noise and/or air pollution are prohibited from use.
 8. Any Security Officer can stop any vehicle for justifiable suspicion of theft, harm to others, or any observed violation of Rules and Regulations.
 9. Off-road driving of Motorized Vehicles within Holly Lake Ranch is only permissible for golf carts or electric bikes.
 10. Riding on any trailer, Watercraft or other vehicle being towed on the roadway is prohibited.
 11. Riding in the back of a pickup truck is prohibited on HLRA roadways, unless the tailgate is closed, and all parties are seated in the bed of the pickup truck.
 12. Failure to secure load, which causes trash, debris, or any items to fall out of/off of the vehicle or trailer is prohibited.
- D. Unlicensed Motorized Vehicles
1. Go-carts shall not be driven on HLRA roads.
 2. Golf Cart/ATV/UTV Requirements
 - a. The driver of a golf cart/ATV/UTV on HLRA roads must possess a valid driver's license or learner's permit. Drivers with a learner's permit must be accompanied by a licensed driver who is twenty-one (21) years of age or older and sitting in the front seat.
 - b. Golf carts/ATVs/UTVs must yield to pedestrians.
 - c. Golf carts/ATVs/UTVs must yield to all licensed Motorized Vehicles when safe to do so.
 - d. Golf carts utilizing the cart paths on HLRA golf course are required to stop prior to crossing a paved HLRA roadway.

- e. Golf carts/ATVs/UTVs are not required to pull off the road on Greenbriar Dam or Holly Lake Dam.
 - f. Golf carts/ATVs/UTVs are not required to pull off the road in any area where ditches and/or culverts make it unsafe to do so.
 - g. Golf carts/ATVs/UTVs are not required to yield if they are traveling at the posted speed limit.
 - h. All occupants must be seated.
- E. Parking Recreational Vehicles, Travel, Watercraft and Utility Trailers
- 1. All Recreational Vehicles, Travel, Watercraft, and Utility Trailers must be parked on approved pads or parked behind the plane of the front of the dwelling.
 - 2. Gravel, concrete, and/or asphalt are approved substrates for parking.
- F. Commercial Vehicles
- 1. Vehicles over two (2) tons carrying capacity are prohibited from parking on any property for more than twenty-four (24) hours.
 - 2. Delivery vehicles may park in front of a property for purposes of delivery only.
 - 3. Moving or relocation trucks/vans may be parked in front of a property for loading/unloading purposes only.

XI. Signs

- A. Handwritten signs are prohibited.
- B. Commercial Signs, other than real estate, are prohibited.
- C. Specialized Personal Signs
 - 1. Acceptable
 - a. One (1) permanent sign per dwelling.
 - b. Size not to exceed four (4) feet x four (4) feet.
 - c. Name of Member/resident, Lot, section number, 911 address, logos, or slogans.
 - 2. Prohibited (includes, but not limited to)
 - a. Obscene or derogatory remarks and images.
 - b. Commercial content: builder/contractor, real estate, CPA, etc., words implying commercial activity.
- D. Dock signs denoting private property are acceptable.
- E. Residential For Sale/For Rent Signs
 - 1. Only one (1) sign per vacant lot is allowed and only if that vacant lot is being sold independently from any surrounding Dwelling.
 - 2. For lots with a Dwelling, two (2) signs are allowed; one in front and one in back of the house.
 - 3. Signs may be displayed no more than three (3) feet from the dwelling (front and back) unless the house is not visible from the street. Under these circumstances, the sign shall be placed as close to the Dwelling as possible while still visible from the street.
 - 4. Size not to exceed twenty-four (24) by thirty-six (36) inches. Sign may be displayed for fourteen (14) days within three (3) feet behind the mailbox. On the fifteenth (15) day the sign will be displayed no more than three (3) feet from the dwelling. This includes "For Sale by Owner," brokered and HLRA owned properties.
 - 5. For Sale Signs on vacant Lots must be placed least 15 feet from the edge of the roadway or at the tree line.

F. Political Signs

1. Political yard signs are temporary in nature and are intended to support the election of a political candidate, support of a political party, or support of a political measure that is scheduled to be voted on.
2. Local, county, state and/or national candidate or political measure signs may be posted on private property ONLY. In accordance with current state and federal laws, political signs may be posted ninety (90) days prior to an election and must be removed no later than 10 days after the date of the election to which the sign relates. This includes elections where no conclusive winner was determined.
3. HLRA Election Candidate and political measure signs are limited to one per candidate per Lot.
4. No political sign may:
 - a. contain roofing material, siding, paving, materials, flora, one or more balloons or lights, or any other similar building, landscaping, or nonstandard decorative component;
 - b. be attached in any way to plant material, a traffic control device, a light, a trailer, a vehicle, or any other existing structure or object;
 - c. include the painting of architectural surfaces;
 - d. threaten the public health or safety;
 - e. be larger than four feet by six feet (4'x6');
 - f. violate a law;
 - g. contain language, graphics, or any display that would be offensive to the ordinary person; or
 - h. be accompanied by music, other sounds, by streamers or is otherwise distracting to motorists.

G. Vehicle Sale Signs

1. Signs can be posted/displayed on the unit for a maximum of three (3) weeks and removed at the end of the three (3) week period.
2. Repetitive selling of any kind is prohibited and will be considered commercial activity and fined accordingly.
3. No selling of private vehicles on HLRA Common Property.

H. Event Signs and Banners

1. Event Signs and Banners must be made professionally and have HLRA approval.
2. Estate/Garage Sale Signs and pre-formatted insert must be obtained from HLRA office for a refundable deposit.
 - a. Must be permitted by the HLRA Administration.
 - b. Estate/Garage sale signs may be posted seventy-two (72) hours prior to the event and must be removed within twenty-four (24) hours after the event.
3. Approved ranch events and tournament signs may be posted up to ten (10) days prior to the event and must be removed within twenty-four (24) hours after the event.
4. Group/Club signs may not be posted on HLRA Common Property.

I. Displaying the United States and Texas Flag. While displaying the United States flag, it shall be displayed in accordance with 4 U.S.C. Sections 5-10 and while displaying the Texas State Flag shall be in accordance with Chapter 3100 of the Texas Government Code. Flags and flagpoles must be maintained.

J. Placement of memorial signs and/or monuments is allowed in the HLRA designated area only with HLRA approval.

- K. Religious Items may be placed in any location on the Member's property unless they:
 - 1. Violate a Federal or State law.
 - 2. Are offensive to passersby for reasons other than their religious content.
 - 3. Violate any applicable building line, right of way, setback, or easement.
 - 4. Are attached to any traffic control devices, streetlamps, fire hydrants, utility signs, poles, or fixtures.
- L. National Holiday or Heritage Remembrance Signs may be displayed for up to 45 days before and up to 10 days after the holiday or event/celebration.

XII. Community Notices

- A. Bulletin Boards
 - 1. Bulletin Boards are used to display details of general interest news, events, services, and/or activities.
 - 2. Sponsoring person(s) and/or organization(s) must remove the announcement(s) within forty-eight (48) hours after the event.
 - 3. Notices larger than 8.5"x11" are prohibited.
 - 4. A Security Officer will remove all posted announcements on the 1st day and 16th day every month.
 - 5. Advertising for commercial, cottage or private businesses will be removed and destroyed.
 - 6. Special events sponsored by churches may display flyers (except for weekly services).
 - 7. Religious pamphlets or tracts will be removed.
- B. Electronic Communication
 - 1. The HLRA official website is www.hollylakeranch.com.
 - a. General content is maintained by Administration.
 - b. Clubs, groups, and organizations are responsible for maintaining their content.
 - 2. HLRA Facebook Groups
 - a. Both groups will serve as a one-way mechanism for the benefit of all HLRA Members.
 - b. The ability to comment on posts or send direct messages is disabled, as the intended purpose of utilizing this communication medium is to relay information, not to serve as an alternate means of contact.
 - c. To maintain consistency with Member only email distributions, access to both groups is restricted. Access to the HLRA Facebook Groups will be granted utilizing the following process:
 - i. Member will submit a request, via Facebook, for access. A separate request must be submitted for each Group.
 - ii. Members must provide answers to two (2) required questions.
 - iii. Administration will verify the requestor's Member status via the administrative system of record.
 - iv. The name of the requestor must match the name listed on the administrative account. Access will not be granted for names not listed on the administrative account.
 - v. HLRA administrative staff is the sole verification authority and shall have final approval authority.

- d. The following conditions will result in loss of access the HLRA Facebook Groups:
 - i. Termination/loss of HLRA Membership via sale of property, death, divorce, eviction, foreclosure, etc.
 - ii. Inappropriate use and/or distribution of HLRA posted information.
 - iii. Mistaken initial authorization.
 - iv. Any other scenario deemed to be detrimental to HLRA, HLRA Members, or HLRA staff.
 - e. The HLRA Facebook Groups listed below will remain active until such time that utilization of staff time and resources does not justify continued use or a significant decrease in utilization is noted.
 - f. HLRA News
 - i. This group is maintained by HLRA Administration and is intended to post information in the GM Update, BOD communication, occasional updates for notable Ranch improvements, applicable memorandums, inclement weather announcements, and other pertinent information.
 - ii. Solicitations to include information from Members and/or groups will be declined.
3. HLRA Events
- a. This group is maintained by HLRA Administration and is intended to relay information contained in the weekly Wednesday email blast sent by HLRA Administrative Staff.
 - b. Solicitations for advertisements must fall within the established parameters for the Wednesday email blast to be included in the HLRA Events Group.
 - c. Solicitation to include information from Members and/or groups that do not align with the Wednesday email blast will be declined.

XIII. Garbage Pick Up

- A. All Members are required to pay for HLRA contracted garbage pickup service on Lots on which a dwelling is built, regardless of the time they spend at the property.
- B. The garbage fee is included in the monthly statement with the HLRA Monthly Maintenance Fees billed to Members.
- C. Garbage is to be bagged, tied and placed in the provided receptacle or it will not be picked up.
- D. Garbage Day Schedule
 - 1. Garbage receptacles may not be placed on the side of the roadway prior to the night before pickup.
 - 2. Garbage receptacle(s) MUST be moved away from the side of the roadway within twenty-four (24) hours of garbage pickup.
 - 3. Members who are part-time residents should make appropriate arrangements to have the receptacle(s) put back near dwellings.
 - 4. The current garbage company allows for a monthly bulk pick up on the first Friday of the month. Members need to call the Administration office to schedule a bulk pick up. Applicable fees shall apply.
 - 5. Roll off Dumpsters - Our contract requires all roll off dumpsters must be rented from the current garbage company. Please contact HLRA Administration for more information.

XIV. Animal Control

- A. Rabies vaccinations are required for all dogs, cats, and other warm-blooded pets.

- B. All dogs within the platted boundaries of Holly Lake Ranch must be kept on a physical leash whenever they are off their owner's property or the property where the pet's owner is staying as a Guest.
- C. All dogs shall be tagged with the owner's name and telephone number and/or implanted chip and a Rabies Vaccination tag with veterinarian contact information.
- D. If a dog is found Running at Large, the Security Department will attempt to contact the dog's owner for retrieval.
- E. In the event the owner cannot be contacted, Security will turn the dog over to the Holly Lake Dog Shelter to be processed into the HLRA Kennel (Kennel space dependent).
- F. Owner shall make certain that no animal waste is left in any other Member's yard, on Common Property, or HLRA roadways.
- G. Any animal which exhibits Vicious Behavior will be turned over to Wood County for disposition.
- H. Animal Restrictions for HLRA Members - See specific Subdivision Restrictions.

XV. HLRA Amenities

- A. General Compliance
 - 1. Only Members and Lessees (and their Guests) and Renters will be allowed to use recreational facilities, subject to the right of the Association to suspend the recreational facility access of a Member who is not a Member in Good Standing.
 - 2. All HLRA amenities are to be used at your own risk. Members, Lessees, Guests, and Renters are required to execute a Waiver and Release of Liability, Disclaimer and Indemnity Agreement in favor of the Association as a condition to such Member's, tenant's or Guests access to and use the Association's amenities and Common Property.
 - 3. Climbing on or over any recreational amenity fence is prohibited.
 - 4. All amenities are intended for their primary purpose. Utilization of amenities for non-intended purposes is prohibited.
 - 5. Swimming and/or fishing in the golf course lakes is prohibited unless authorized by HLRA.
 - 6. Pets are prohibited inside the fence enclosure around HLRA pools, on the golf course, or inside or on the patio of the restaurant. Service animals, meeting Americans with Disabilities Act requirements, may be permitted.
 - 7. Sleeping in any HLRA facility is prohibited, except when approved by HLRA in the case of bona fide Emergency or widespread power outage.
 - 8. Parking, fishing, or swimming along any dam within HLRA is prohibited.
 - 9. Utilizing HLRA Recreational Areas, with the exception of the lakes, between 12:00 midnight and sunrise, is prohibited.
 - 10. Sundown Bayou is for day use only.
- B. Watercraft and Lake Compliance
 - 1. Watercraft must have enough personal flotation devices for each person on board.
 - 2. Any gasoline powered watercraft must have a fire extinguisher with a current inspection report.
 - 3. Mooring personal watercraft on HLRA Common Property overnight is prohibited.
 - 4. Boating, Jet skiing, wake boarding, swimming, or skiing are at your own risk.
 - 5. Water skiing, jet skis, or similar activities must cease thirty (30) minutes after sunset and may resume one (1) hour after sunrise.

6. Persons under sixteen (16) years of age are prohibited from operating a boat or personal Watercraft unless accompanied by a person eighteen (18) years of age or older
7. Motorized Watercraft must maintain a two hundred (200) foot distance from other vessels, docks, shorelines, platforms, and/or objects except at slow idle speed.
8. Glass containers are prohibited from public docks, shorelines, Watercraft, and park areas.
9. Navigational lights are mandatory from dusk to dawn on motor powered boats. Any self-powered watercraft must be illuminated for safety.
10. Security Officer(s) may insist person(s) leave the lake if Watercraft is being operated in an unsafe manner.
11. All motorized Watercraft are required to stop for inspection by Security prior to entering the East Side of HLRA property. Any motorized Watercraft utilizing Holly Lake must be inspected prior to launch.
12. Launching of any motorized Watercraft from Point Park is prohibited.
13. Watercraft on Lake Greenbriar and Holly Lake must maintain a generally counterclockwise direction when operating at greater than a No Wake Speed.
14. No Wake Zones must be observed, and any/all damage caused by the wake is the responsibility of the Watercraft owner/operator.
15. Wake/Ballast Boats
 - a. Only Wake/Ballast Boats with permits approved prior to July 1, 2024, are permitted on Lake Greenbriar.
 - b. The permit must remain in the Watercraft at all times during operation.
 - c. Unregistered Wake/Ballast boats are not allowed.
 - d. Permit is non-transferable.
16. At Greenbriar dock, mooring, fishing, swimming, and loitering are prohibited. The dock is only for loading and unloading Watercraft.
17. On Holly Lake, Watercraft motors are limited to 10hp or less.
18. Guest Owned Watercraft
 - a. Any Guest owned Watercraft entering Holly Lake Ranch will be required to pay a daily use fee.
 - b. Any Guest-owned Watercraft, not intending to utilize any Holly Lake Ranch waterbody, may be exempted from the use fee if:
 - i. A Member in Good Standing must make prior coordination with the Holly Lake Ranch Security Department to state in writing the Guest Watercraft will not be utilized on Holly Lake Ranch waterbodies for some or all of their stay.
 - ii. Failure to communicate this non-use intent prior to Guest arrival will result in the Guest paying the use fee or being denied the ability to bring the Watercraft through the Holly Lake Ranch Access Control Gates.
 - c. Member/Lessee must accompany any Guest utilizing a Watercraft on any lake within Holly Lake Ranch boundaries. The Member/Lessee must be within the immediate vicinity of any single-user Watercraft.
 - d. Professional fishing guides utilizing any HLRA lake to collect a fee for services rendered are prohibited.
 - e. No fishing tournaments are allowed on any HLRA waterbodies without prior HLRA approval.
 - f. Guests with Watercraft are required to check out with HLRA Security upon leaving.

- C. Swimming Pools
 1. West Side Swimming Pool Capacity is limited to 120.
 2. Section 3 Swimming Pool capacity is limited to 40.
 3. POOLS ARE SWIM AT YOUR OWN RISK. Pool attendants may be present, but they do not serve as lifeguards.
 4. Diving is prohibited.
 5. All swimmers must wear proper attire.
 6. Children fourteen (14) years and younger must be accompanied by an adult.
 7. All glass containers/objects are prohibited in the pool area.
 8. After swimming in any lake, a shower is required to use the pool.
 9. Smoking, vaping, and all tobacco products are prohibited.
 10. Alcohol is prohibited.
- D. Lake vegetation Treatment and/or Removal
 1. Members, Lessees, Renters, or Guests are not allowed to add chemical treatments or additives to a waterbody within the HLRA boundaries.
 2. Eliminating invasive vegetation from around a dock requires complete removal, drying and discarding. (Fragmentation spreads the vegetation growth in water.)
 3. Vegetation planted at the direction and cost of the Association to assist with nutrient absorption shall not be removed or destroyed for any reason without advanced written notice. Removal may be granted on rare occasions when it is deemed by the Board or its designee, in its sole and absolute discretion, that the hazard of the vegetation is greater than the benefit.
- E. Fishing
 1. Trotlines, jug lines, seining, trolling, or unattended fishing are prohibited.
 2. Fishing is prohibited in the designated swimming areas, Holly Lake dam, and Lake Greenbriar dam.
 3. Fishing licenses are not required to fish on HLRA private lakes.
 4. Notice of rules pertaining to size and limits are posted at the lakes.
 5. Security Officers may check live wells, stringers, etc. to enforce limits.
- F. Holly Fitness Center
 1. Short-Term Renters are not allowed to use the Holly Fitness Center.
 2. Access Card(s) required to enter.
 3. Audio equipment can be used with ear buds or headphones.
 4. Children under the age of twelve (12) are prohibited.
 5. An Adult must accompany a person between the ages of twelve (12) and seventeen (17).
- G. Lighted Tennis/Pickleball Courts
 1. Tennis/Pickleball Courts are intended for only tennis/pickleball activities.
 2. Bikes, Skates, Rollerblades, Skateboards, Stick Hockey, Soccer, etc. are prohibited.
 3. All tennis/pickleball players must wear tennis/pickleball footwear. No street shoes.
 4. Courts are on a first come first serve basis.
 5. Tennis/Pickleball players play on rotational basis when all courts are full and other players are waiting to play.
 6. Reserving courts is not allowed, other than for HLRA approved tournaments.

H. Golf

1. The staff Golf Professional, golf staff, and Security Staff, have full authority and responsibility to enforce the following golf HLRA Rules and Regulations.
2. Current Greens Fees and Golf Membership Fees are posted online. The HLRA Board of Directors establishes these fees. All Members, visitors and/or Guests will be charged applicable fees for use of this golf facility.
3. All players, including Members, must register in the Pro Shop prior to starting play.
4. All players shall use appropriate golf etiquette when using the golf facility.
5. All players must wear appropriate golf attire while playing the course or using the practice facilities. Tank tops, cut-off shorts and swimwear are not allowed while using the golf facility.
6. Smooth-soled athletic shoes, or golf shoes with soft spikes, are the only footwear allowed on the greens.
7. Each player must have their own set of clubs, including a bag and a putter. Sharing a single set of clubs between multiple players is not allowed on the course. Rental sets are available in the Pro Shop.
8. Diving or dragging lakes for golf balls is prohibited, except for contracted services.
9. If space on the course allows, slower groups should let faster groups play through.
10. Only licensed drivers are allowed to procure the use of the course's rental cart fleet.
11. A maximum of two players and two bags are allowed per golf course's rental carts.
12. Privately owned carts used on the course must be in proper running order and have turf approved tires.
13. Privately owned carts are required to pay the appropriate trail fee before using their carts on the course.
14. All carts are to be kept on the cart paths around all tee boxes and greens.
15. Players aged twelve (12) and under must be accompanied by an adult age eighteen (18) or older while using the golf facility.
16. Range balls may only be used on the range and practice greens. They may not be taken and used on the golf course.
17. The range and practice greens shall only be open when the course is open, or when so designated by the Golf Professional/golf staff.
18. The entire golf facility is closed one day per week for maintenance, except for special events.
19. Any player violating any of the rules listed, and/or causing intentional damage to the facility may have their use of this amenity suspended. Any suspensions and lengths thereof are determined by the Golf Professional.

I. Gun Range Policies

1. General Compliance

- a. Neither the HLRA nor HLRA Employees shall be held responsible for theft(s) and/or accident(s).
- b. Gun Range Rules are posted at the Range and must be followed. Use Gun Range at your own risk.
- c. Access may be denied by a Security Officer or Range Officer if;
 - i. Person(s) are unsafely handling firearm(s).
 - ii. Person(s) are suspected to be under the influence of alcohol, legal or illegal drugs.
 - iii. Person(s) are causing damage to the Gun Range Facility.

2. Inspection of firearms and/or ammunition
 - a. The Security Department or Range Officer may inspect firearms and/or ammunition and ban their use if items are deemed unsafe or in poor working order.
 - b. Violators will be asked to leave.
 - c. It is the duty and responsibility of everyone to report to the Security Department all infractions of the Gun Range Rules.
3. Overall Requirements
 - a. All person(s) requesting use of the Gun Range must attend and pass a Range Initiation Course given by approved HLRA Security Officer or designated Community Gun Range Volunteer.
 - b. A Gun Range Pass will be issued upon completion of the course.
 - c. All Gun Range users are required to sign a waiver stating their understanding of all rules and their responsibility for any/all damages caused by them or their party.
4. Age Requirements
 - a. All persons under twenty-one (21) years of age) must be accompanied by a person twenty-one (21) years of age or older who remains on the firing line at all times and maintains complete control of both the person under twenty-one (21) years of age and the firearm.
 - b. Identification showing proof of age is required to use the gun range.
 - c. All Responsible persons must remain on the Firing Line with the Underage Person and remain in complete control of the Underage Person with his/her firearm.
 - d. Persons under fourteen (14) years of age may only fire a rifle, never a handgun.
5. Access Key
 - a. Access key is only issued to person(s) with Gun Range Pass.
 - i. Key will be issued to one party for a maximum of two (2) hours.
 - ii. Any person(s) found in Gun Range without Gun Range access key will be considered as trespassers.
 - b. Reservations are made through the Security Department.
 - c. Prior to leaving Gun Range
 - i. UNLOAD firearm(s)
 - ii. Use "trash" and "fired brass" cans to clean up after each use of Gun Range.
 - iii. Pick up all brass in the range and forward of the firing line to the range doorway.
 - iv. Lock door and return access key to HLRA Security Department.
6. Firearm(s) Specifications
 - a. All firearms brought into the Range must:
 - i. Be completely unloaded.
 - ii. Be carried with the action open and muzzle pointed in safe direction or enclosed in a case, kit, holster, etc.
 - b. Only Rifle(s) and Pistol(s) are permitted.
 - i. Prohibited Firearms includes but not limited to shotguns, shot shells, fully automatic firearms.
 - ii. Prohibited Ammunitions include, but is not limited to, incendiary, phosphorus or tracer, armor-piercing, or steel core ammunition.
7. Target(s)
 - a. Only paper or cardboard targets can be used.

- b. Targets are to be mounted on the permanently installed target retrieval system.
 - c. It is prohibited to fire at walls, target frame, signs, or any other object (examples include cans, bottles).
8. Shooting and Firing Line Requirements
- a. Always wear eye and hearing protection when firing.
 - b. Firing Line is distinguished by the half door threshold that coincides with the beginning point of the target retrieval system.
 - c. Only aimed fire using the sighting devices on the firearm is permitted.
 - d. It is prohibited to use so-called snap, quick draw, hip, and all uncontrolled, un-aimed rapid fire.
 - e. Loading/Unloading Firearm(s);
 - i. Firearms will only be loaded at the firing line.
 - ii. Shooters must load and unload their firearms.
 - iii. LOADED firearm(s) MUST NEVER be handed to another person.
 - f. Any/all broken equipment down-range from the Firing Line must be reported to the Security Office.
 - g. All persons must remain behind the Firing Line unless/until:
 - i. The Target falls off the Target Frame.
 - ii. Retrieval of "fired" brass after shooting is complete.
 - h. Prior to going downrange from Firing Line:
 - i. First, clear and remove all firearms from the Firing Line.
 - ii. All firearms must remain unhandled if anyone is down-range from the Firing Line.
- J. Holly Lake Air Park Policies
- 1. The Air Park and runways are for fixed wing aircraft only. All other aircraft, including helicopters and paragliders, are prohibited except for Emergency or Care flight Helicopter.
 - 2. The Air Park is private and for the enjoyment of HLRA Members and their Guests and is for recreational use.
 - 3. All commercial activity is prohibited at the Air Park at any time.
 - 4. No flying lessons shall be given at the HLRA Air Park.
 - 5. A sign in the Air Park designates locations for aircraft parking.
 - a. Holly Lake Members and their Guests are permitted to park aircraft for seven (7) consecutive days or less. After seven days, the aircraft must be removed for a minimum of forty-eight (48) hours before returning to the Air Park.
 - b. The aircraft designated parking area is located at the northwest end of the runway or in any hangar located on Lots 1-13 in the Air Park.
 - c. Vehicular admittance to the aircraft parking area is permitted only through the Access Control Gate located off of FM 2869. The Security Department must be notified 30 minutes prior to requested access to unlock the Access Control Gate. Vehicles must be parked at the Northwest corner, near entry on FM 2869.
 - 6. Access in and out of Air Park is only permitted through authorized entries. All other access from property off HLRA is prohibited.
- K. HLRA Brush Collection Burn Site
- 1. The HLRA Burn Site is open on the 2nd Saturday of each month from 8 a.m. until noon.
 - 2. A per load donation is required and will benefit the Holly Lake Volunteer Fire Department.

3. This site is for the collection of brush, leaves, and tree limbs from the property of HLRA Members.
4. This site is not a designated landfill and as such any materials such as pallets, treated lumber, landscape timbers, metal, etc. cannot be accepted.

XVI. Drones

- A. All drones must be registered with HLRA if flying outside the Member's property.
- B. All commercial drone operators are required to obtain an HLRA permit prior to operating within the boundaries of Holly Lake Ranch.
- C. In order to obtain a permit with HLRA an operator must meet or provide the following:
 1. Name, address, phone number, drone make, drone model and drone serial number.
 2. Operator, or operator's Parent or Guardian, must carry liability insurance with a minimum coverage of \$50,000.
 3. Operator may not operate a drone with a total weight of more than ten (10) pounds.
 4. Operator must agree to indemnify HLRA for any and all damages and/or loss resulting from the operation of the drone or similar technology.
 5. Operator must be at least thirteen (13) years old.
 6. Permit will expire upon expiration of insurance policy expiration. Renewed proof of insurance is required for permit renewal.
- D. Operators of drones are prohibited from recording or making any audio or visual recordings of property not owned by the operator, unless authorized by HLRA or the Member who owns the property.
- E. Images of videos cannot capture HLRA Members, Guests, or staff without prior written approval.
- F. Drones may only be operated during daylight hours.
- G. Any use of drones must comply with the Texas Government Code Section 423.

XVII. Security Cameras

- A. All installed cameras are to be located where they only capture video on the Member's own property.
- B. Cameras shall not be pointed toward a neighbor's property or house.
- C. Cameras shall not be directed at roadways only. If they incidentally capture some of the roadway while they are intending to cover their own property, partial coverage of the roadway is permissible.

XVIII. Gate Access Control

- A. Issuance of an RFID Tag
 1. Member/Resident/Lessee
 - a. There is a fee for each RFID tag issued. This fee is listed on Covenant Enforcement Fining Policy and Fee Schedule.
 - b. Member/resident/Lessee must fill out RFID paperwork in Administration.
 - c. Member/resident/Lessee must show valid driver's license and proof of residency (deed, adjudicated power of attorney, lease, etc.)
 - d. Member/resident/Lessee must show proof of insurance for all vehicles receiving RFID tags.

- e. Member/resident/Lessee must provide the year, make model, and license plate number of the vehicle for which the RFID tag will be issued.
 - f. RFID tag will be installed by a member of HLRA Security.
 - g. RFID tags shall be deactivated for Members not In Good Standing, in which case the Member will have the ability to access Holly Lake Ranch via a QR code.
2. Replacement RFID Tags
- a. To obtain a replacement RFID tag, owner of current RFID tag must follow all steps for Issuance of an RFID Tag.
 - b. The RFID tag being replaced will be deactivated upon issuance of replacement.
- B. QR Passes
1. Members or Guests
- a. Members must show a valid driver's license to obtain a QR Pass.
 - b. Guests who are operating a vehicle must show a valid driver's license to Security for entry. Guests who are not operating a vehicle may show a valid driver's license or other government-issued photo ID.
 - c. Although a Member/Guest may be entered into the system for up to sixty (60) days, QR Passes are only valid for seven (7) days. After the 7-day period, Member/Guest must have a new pass issued by Security.
 - d. Members not in Good Standing shall be issued a QR Pass for one time entry and only to the appropriate gate to access the Member's dwelling.
2. Real Estate Agents and Clients
- a. All real estate agents and clients shall present a valid driver's license.
 - b. All real estate agents shall present a valid real estate license.
 - c. All QR passes for realtors and their clients shall be issued for the period of one (1) day.
 - d. Clients must be accompanied by realtor at all times.
3. Miscellaneous Access
- a. QR Passes may be issued for delivery services, newspaper deliveries, utility companies, Emergency, and law enforcement vehicles, outside agencies, etc.
 - b. The pass shall be issued under the Security office address for a period of one (1) day. Driver must present a valid driver's license.

XIX. Security Officer Authority

- A. Upon a Security Officer's request, with justifiable suspicion of theft, harm to others, or any observed violation of Rules and Regulations, all persons within Holly Lake Ranch must provide identification.
- B. Security officers, acting on behalf of the Association, shall have the authority to issue citations for any violation of the Rules and Regulations and forward to the Board or its designee for enforcement.
- C. 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 violator's Parent or Guardian.
- D. In the event a person who is not a Member of the Association causes a disturbance, damages any property within Holly Lake Ranch, or otherwise creates an unsafe or hostile environment, the non-Member may be banned from accessing HLRA amenities. Trespassers will be reported to law enforcement.

[signature pages follow]

EXECUTED this 6 day of May, 2025,

Holly Lake Ranch Association, Inc., A
Texas nonprofit Corporation

By: Stacie Fink
Stacie Fink, President

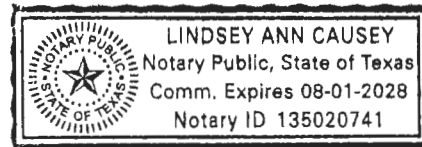
STATE OF TEXAS

§

COUNTY OF WOOD

This instrument was acknowledged before me on the 6 day of May, 2025, by Stacie Fink, authorized representative of Holly Lake Ranch Association, Inc., a Texas nonprofit corporation, on behalf of said corporation.

Lindsey Causey
Notary Public in and for the State of Texas



EXECUTED this 6 day of May, 2025,

Holly Lake Ranch Association, Inc., A
Texas nonprofit Corporation

By: Bill Pease
Bill Pease, Vice President

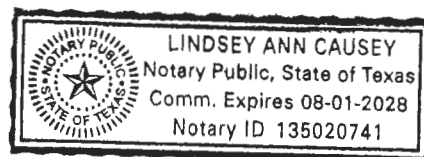
STATE OF TEXAS

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COUNTY OF WOOD

This instrument was acknowledged before me on the 6 day of May, 2025, by Bill Pease, authorized representative of Holly Lake Ranch Association, Inc., a Texas nonprofit corporation, on behalf of said corporation.

Lindsey Causey
Notary Public in and for the State of Texas



EXECUTED this 6 day of May, 2025,

Holly Lake Ranch Association, Inc., A
Texas nonprofit Corporation

By: [Signature]
Mark H. Allen, Treasurer

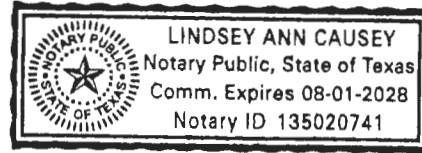
STATE OF TEXAS

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COUNTY OF WOOD

This instrument was acknowledged before me on the 6 day of May, 2025, by Mark H. Allen, authorized representative of Holly Lake Ranch Association, Inc., a Texas nonprofit corporation, on behalf of said corporation.

[Signature]
Notary Public in and for the State of Texas



EXECUTED this 6 day of May, 2025,

Holly Lake Ranch Association, Inc., A
Texas nonprofit Corporation

By: [Signature]
Ileana Suchta, Secretary

STATE OF TEXAS

§

COUNTY OF WOOD

This instrument was acknowledged before me on the 6 day of May, 2025, by Ileana Suchta, authorized representative of Holly Lake Ranch Association, Inc., a Texas nonprofit corporation, on behalf of said corporation.

[Signature]
Notary Public in and for the State of Texas

