

07-03-2020

**EXHIBIT A**

**MARINA AND BOAT SLIP RULES AND REGULATIONS  
LAKWOOD ON LAKE CONROE PROPERTY OWNERS ASSOCIATION, INC.**

STATE OF TEXAS                   §  
  §  
COUNTY OF MONTGOMERY       §

WHEREAS Lakewood on Lake Conroe Property Owners Association, Inc. (hereinafter the “Owner”), a Texas non-profit corporation, is the governing entity for the following described real property in Montgomery County, Texas (hereinafter the “Subdivision”):

Lakewood on Lake Conroe, 64.618 acres of land in the Neil Martin Survey, A-26, in Montgomery County, a subdivision according to the map or plat thereof recorded in the Map Records of Montgomery County, Texas, under Clerk’s File No. 8813654;

WHEREAS the Subdivision is subject to the Lakewood on Lake Conroe Declaration of Covenants, Conditions and Restrictions, which are on file in the Real Property Records of Montgomery County, Texas, under Clerk’s File No. 8818992, along with any amendments and supplements thereto (hereinafter the “Declaration”); and,

WHEREAS Article VIII, Section 8.17 of the Declaration authorizes the Board of Directors of the Association to adopt and enforce rules and regulations; and,

WHEREAS the Owner is the holder of that certain license, License No. 1389 for that certain marina located in the Subdivision by virtue of the certain Assignments on June 8, 1994, by and between Gary Richardson, Trustee, and the Association, filed for record in the Property Records of Montgomery County, Texas, under Clerk’s File No. 9445371 and Clerk’s File No. 945372 (hereinafter the “Marina”); and,

WHEREAS the Owner desires to adopt rules and regulations regulating the use of that marina;

NOW THEREFORE, pursuant to the foregoing, and as evidenced by the Certification hereto, the Owner, by and through its Board of Directors, hereby adopts, establishes, and imposes on the Subdivision, the following rules and regulations:

**LAKWOOD ON LAKE CONROE PROPERTY OWNERS ASSOCIATION, INC.’S  
RULES AND REGULATIONS FOR THE USE OF THE SUBDIVISION’S MARINA**

1. As used herein; “boat” or “vessel” refers to any boat, vessel, or watercraft, of any kind, “Marina” refers to the Marina facility and the Marina area and grounds.
2. No boat exceeding Twenty-six feet Six inches (26’-6”) in length, as measured from stern to bow, including motor, shall be berthed in the Marina.

3. No boat which cannot operate under its own power, or which needs a tow for ingress and egress to and from the Marina, shall be berthed in the Marina.
4. No commercial vessel may be berthed at the Marina, and no vessel berthed in the Marina may be used for commercial purposes.
5. Guests must be escorted by an authorized party, either the User of a Boat Slip, the Assignee of a User of a Boat Slip or a Member of the Owner who is authorized to access the Marina at all times. Users are fully and wholly responsible for the conduct of their guests, and User's guests are at all times bound by these Rules and Regulations.
6. All pets within the Marina shall be under the direct control of a User or a User's guest at all times, and shall not be allowed outside the direct control of a User or a User's guest.
7. No refuse, garbage, or waste of any kind, shall be thrown overboard, or left in the Marina. Users and their guests must remove all refuse, garbage, or waste from the Marina and dispose of same properly.
8. In no event shall any person discharge toilet waste, oil, spirits, inflammable or oily bilges into the Marina, the land around the Marina and/or into Lake Conroe. Use of torches or open flame, inflammable, or toxic removers, or any hazardous material is prohibited.
9. No person shall create, cause or maintain any nuisance or disturbance. Noise shall, at all times, be kept to a minimum and User shall use discretion in operating engines.
10. THERE ARE NO LIFE-GUARDS ON DUTY AT THE MARINA. Swimming, diving, or fishing from the Marina facilities or within the Marina area, are undertaken at the sole risk and liability of the person or persons engaging in the activity.
11. Fish cleaning is prohibited in the Marina.
12. No vessel berthed in the Marina shall feature any advertisement of any kind, excepting the brand name of the boat's manufacturer, if same was affixed to the boat at the time of purchase.
13. Except in designated areas and within designated storage lockers and chests, storage of any supplies, materials, or accessories or equipment of any kind is strictly forbidden without written permission of the Board of Directors, refer to Exhibit "B" for current storage locker/chest location assignments.
14. No laundry shall be hung on any boats, docks, or piers, or anywhere within the Marina area.
15. Except with the written permission of the Board of Directors, no sign or advertisement declaring a boat for sale may be present in the Marina or on any boat berthed in the Marina.
16. Motorized vehicles are not allowed to access the Marina area during wet conditions where tire rutting of the access way may occur.
17. No electric generators shall be used within the Marina.
18. All persons within the Marina must conduct themselves in good taste, and offensive behavior towards Members, Users or their guests is prohibited.
19. In the event any boat berthed in the Marina is noticeably taking on water, or develops a leak, such that in the opinion of the Board of Directors the boat is in danger of sinking, the Board of Directors may (but is not required) to take steps to remove that boat from the water. In such an event, the cost of that removal will be charged to the User of the boat slip where the boat was present.
20. In case of a hurricane alert or other serious weather alert, the Coast Guard Hurricane Preparedness Plan shall be followed by the Users of all slips and boats berthed in the Marina.

- 21. No boat within the Marina may be used as a home or place of abode.
- 22. The area in and about the Marina shall be a "no wake zone."
- 23. Access to the Marina will be by boat and by the walkway through the locked gate only. Boat Slip Users will be issued a key/combination to unlock the gate after payment of the annual fee. All Users must lock the gate after ingress and egress.
- 24. Users will provide copies of the required insurance policies to the Owner to verify continuous coverages as required.

**CERTIFICATION**

"I, the undersigned, being a Director of Lakewood on Lake Conroe Property Owners Association, Inc., hereby certify that the foregoing Rules and Regulations were adopted by at least a majority of the Association's Board of Directors at an open meeting of the Board, properly noticed to the membership, at which a quorum of the Board was present."

By *Terry S. Casey*

Print Name: TERRY S. CASEY

Title: PRESIDENT

STATE OF TEXAS                   §  
   §  
 COUNTY OF MONTGOMERY       §

BEFORE ME, the undersigned authority, on this 23<sup>rd</sup> day of July, 2020 personally appeared Terry S. Casey, a Director of the Lakewood on Lake Conroe Property Owners Association, Inc., and the person whose name is subscribed to the foregoing instrument and acknowledged to me that they signed it with the authority and for the purposes expressed therein, as the act and deed of the Association.

*Christina Turpin*  
 Notary Public, State of Texas

