

GARDEN VALLEY RANCH, HOMEOWNERS ASSN. INC.

COMMON AREA USE RULES (CANAL AND POND AREA)

WHEREAS, Article VIII, Section 8.01 of the Bylaws of Garden Valley Ranch, Homeowners Assn. Inc. ("*Bylaws*") and the Amended and Restated Declaration of Covenants, Conditions and Restrictions for Garden Valley Ranch, Phase 1 ("*Declaration*") provides that the Association's Board of Directors ("*Board*") shall have all powers for the conduct of the affairs of the Association;

WHEREAS, Article VIII, Section 8.01(n) of the Bylaws empowers the Board to have the powers necessary to the operation and management of the Association; and

WHEREAS, Article VIII, Section 8.01(n) of the Bylaws empowers the Board to have establish rules and regulations for the use of the Common Areas and individual Lots; and

WHEREAS, Article IX, Section 9.27 of the Declaration provides that each Owner shall keep his or her Lot, and all improvements thereon, in good order and repair and free of debris in a manner and with such frequency as is consistent with good property management; and

WHEREAS, Article Eight of the Declaration empowers the Board to take corrective action and assess enforcement costs of such action to any Owner, including the suspension of rights to use Common Area; and

WHEREAS, the Board deems it necessary, for the benefit of the Owners and to preserve and enhance values and protect each Owner's right to use and enjoy the Common Areas in the Garden Valley Ranch community, to adopt rules with respect to the use of the Common Area, including the canal and pond areas; and

NOW, THEREFORE, the Board approves and adopts the following regulations for the Association, hereinafter referred to as the "Rules," which shall be binding upon all Owners, tenants, and occupants, and which shall supersede any current regulations of record or previously adopted rules on the same subject matter.


1. Hours of usage shall be 8:00 a.m. until sunset, seven days a week.
2. Maintain physical distance of at least 6 feet between you and any adjacent private lot.
3. NO profanity. NO loud music. NO glass containers. NO smoking/vaping. NO alcohol. NO guests without homeowner present. NO swimming. NO vandalism.

4. Catch & Release fishing only.
5. Leave the Common Area clean at all times. Any items you bring must leave with you.
6. Neither the Association or management company are responsible for any lost, stolen or damaged items while using the Common Area.
7. No tampering with, adding to, or removal of HOA-owned locks on the gates.
8. No unauthorized signage shall be posted on HOA-owned fencing.

The Board has determined that using the Common Area, including fishing, in violation of the above Rules is deemed an incurable violation, as described in Texas Property Code Section 209.006(9), which is subject to immediate imposition of violation fines. The Association will, as required by law, notify the violator that a fine has been assessed against him/her and outline his/her right to request a hearing before the Board.

IN WITNESS WHEREOF, this Common Area Rules (Canal and Pond Areas), as evidenced by the records and minutes of the Board, was approved by the affirmative vote of the majority of the Board at a regularly scheduled meeting held on the 11/16, 20 .

**GARDEN VALLEY RANCH,
HOMEOWNERS ASSN. INC, INC.**

By: 
Its: Brady Sapp, Director