


Bar X Ranch  
Property Owner's Association  
1169 Bar X Trail  
Angleton, Texas 77515  
barxbookkeeper@erfw.net

979-345-2545 VOICE

979-345-6445 FAX

## Facilities Rental Hold Harmless Agreement

The undersigned Property Owner hereby jointly and severally releases, forgives, and discharges the Bar X Ranch Property Owners' Association and its agents from and against all actions, claims, demands, suits, agreements, judgments, proceedings or liability, with respect to any action taken by or on behalf of the Association whether arising in equity or in law, and in particular arising from the rental of facilities owned by the Property Owners' Association

  
\_\_\_\_\_  
Property Owner

13-2-119/120/~~21~~<sup>121</sup>/122/123.  
Section / Block / Lot #s

  
\_\_\_\_\_  
Office Personnel

Aug-14-2009  
Date



**Bar X Property Owners' Association**

1169 Bar X Trail  
Angleton, TX 77515  
barxbookkeeper@erfw.net  
barxfrontdesk@erfw.net

VOICE 979-345-2545

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**Management Certificate**

Sect. 13 /Blk. 2 /Lot 119-123

**STATE OF TEXAS  
COUNTY OF BRAZORIA**

**KNOW ALL MEN BY THESE PRESENTS**

1. The name of the subdivision is: Bar X Ranch Subdivision.
2. The name of the association is: Bar X Property Owners' Association (POA).
3. The recording data for the Declaration of Restrictive Covenants in Clerk's File No. 27446 of the Official Public Records of Real Property of Brazoria County, Texas.
4. The Bar X Declaration of Restrictions Sections One through Twenty-one are recorded documents of Brazoria County, Texas.
5. The Mailing address of the office managing association is: 1169 Bar X Trail, Angleton, TX 77515.

The 14 day of August, 2009.

**GIVEN OUT:**

- |   |   |
|---|---|
| <input checked="" type="checkbox"/> Management Certificate        | <input type="checkbox"/> Monthly Meeting              |
| <input type="checkbox"/> Identification Sheet                     | <input checked="" type="checkbox"/> Information Sheet |
| <input checked="" type="checkbox"/> Gate Card # <u>4776, 4777</u> | <input type="checkbox"/> Rules Packet                 |
| <input type="checkbox"/> ID Card(s)                               | <input type="checkbox"/> Declaration of Deed          |
| <input type="checkbox"/> Facilities Rental Hold Harmless          | Restrictions, Sec.# <u>13</u>                         |
|   | <input checked="" type="checkbox"/> By Laws           |

  
\_\_\_\_\_  
New Owner Signature

  
\_\_\_\_\_  
Office Personnel Signature



**BAR X POA**  
**\*LAKE RULES\***

- Boats with motors larger than 10hp are prohibited on lakes.
- Boat fishing will only be allowed 30 minutes before sunrise through 30 minutes after sunset. Night fishing before or after this time is prohibited, with the exception of bank fishing.
- Catches must be limited to three (3) bass and five (5) catfish per day, per fisherman.
- Bass in Club Lake less than 18 inches in length must be released. Bass in Eagle Lake between 12 and 18 inches in length must be released. Catfish in either lake less than 10 inches must be released.
- Trotlines are prohibited.
- No commercial fishing.
- No netting or seining fish.
- Property owner(s) must be present with guest(s) at all times.
- Property owner must have valid ID card at all times.
- Pets must be on a leash at all times.
- The property owner(s) is/are responsible for any vehicles towed away in violation of the posted rules. Use the parking lot that is provided. Do not block access to the dumpster. No parking or driving on the levees.
- Alcoholic beverages are not allowed.
- No hunting, trapping, or discharge of firearms is allowed. This includes bows, crossbows and pellet guns.

**PROPERTY OWNERS ARE RESPONSIBLE FOR THEIR GUESTS**

## PROPERTY OWNERS ARE RESPONSIBLE FOR THEIR GUESTS

- It is expressly understood that Bar X Ranch POA shall not be responsible for any accidents to the persons of any camper, the guest(s) of any camper, or for the loss or damage to the property, or campers' property.
- If alcoholic beverages are consumed, the property owner is responsible for hiring 2 law enforcement officers for the event. Names and badge numbers are to be provided to the office prior to the event.
- The property owner is responsible for any vehicles towed in violation of the posted rules. Vehicles cannot block the road through the campsite. If using the parking lot across from the pavilion, access to the dumpster must not be blocked.
- All garbage and trash is to be placed in the proper receptacles (dumpsters).
- Campers are to refrain from illegal, immoral, or offensive behavior. Mandatory quiet time between 10:00 pm and 7:00 am. Proper attire is to be worn at all times.
- No hunting, trapping, or discharge of firearms is allowed. This includes bows, crossbows, and pellet guns.
- All pets should be on a leash and owners should control dog barking after 10:00 pm.
- No property owner may use the campgrounds for longer than seven (7) consecutive days. No campers or tents are to be left unattended overnight.
- Property owners must be present at all times with any guest, and will be responsible for their guests.
- A deposit of \$100.00 is required to reserve the campsite, if there are over four (4) guests. The deposit will be returned upon inspection and approval of a clean campground.
- A notice is required to reserve a campsite for any party larger than four (4), and will be restricted to a specified area of the park.

**BAR X POA**  
**\*CAMPSITE RULES\***

BAR X POA  
\*LAKE HOUSE RESERVATIONS\*

- The Lake House accommodates up to 50 people.
- The reservation will be confirmed upon receipt of a \$150 deposit check. A rental Fee of \$100 is required at the time of rental. If the reservation is cancelled two (2) weeks prior to the event date, the deposit will be refunded. **The deposit will be returned if the property owner picks it up, or it will be voided here at the office if the Lake House and grounds are left as they were prior to the event and the KEYS ARE PUT IN THE MAIL SLOT OUTSIDE THE OFFICE DOOR.** Otherwise, the deposit will be cashed.
- All trash must be placed in proper receptacles (dumpsters). The property owner is responsible for bringing their own trash bags.
- The property owner must make arrangements to pick up the key before 5:00 p.m. Monday through Friday. The property owner must attend the entire event.
- No illegal, immoral, or offensive behavior will be tolerated.
- Security may enter the premises during the party at any time. The Lake house will be closed and guests asked to leave if security deems it necessary.
- No overnight stay. The event must terminate at 12:00 midnight.
- No light bulbs should be removed or loosened from any of the light fixtures inside or outside the building.
- During the event, all doors and safety latches on doors must remain open for safety regulations. All doors are to be shut and locked, windows locked, and all lights & fans turned off after the completion of the event.
- No parking on the levees. *Park only in the parking lot.* Do not block the dumpsters. The property owner is responsible for any vehicles towed in violation of posted rules.
- If alcoholic beverages are to be consumed, the property owner is responsible for hiring two (2) law enforcement officers to be present throughout the event. Names and badge numbers are to be provided to the office prior to the event.
- After the event has started, the fee will not be refunded due to weather or circumstances beyond our control.

PROPERTY OWNERS ARE RESPONSIBLE FOR THEIR GUESTS

## PROPERTY OWNERS ARE RESPONSIBLE FOR THEIR GUESTS

- A \$100.00 deposit is required. This deposit is refundable if the pavilion is left clean and in good condition. Any damages by the property owner and/or his guests in excess of the deposit will be charged to the property owner.
- If reservations need to be cancelled, please inform the office two (2) WEEKS prior to the scheduled date.
- The function must terminate by midnight (12 am). Overnight stay is prohibited. The reservation is for the use of the pavilion only.
- The property owner is responsible for any vehicles that are towed in violation of posted rules. You must use the parking lot across from the pavilion and in no way block access to the dumpsters.
- No parking or driving on the levees throughout the subdivision.
- Pets must be on leash at all times.
- If alcoholic beverages are to be consumed, the property owner is responsible for hiring two (2) law enforcement officers to be present throughout the event. Names and badge numbers are to be provided to the office prior to the event.
- Place all trash in proper receptacles. (Property owner is responsible for bringing own trash bags)
- All pavilion furniture must be replaced as found.
- Restrooms must be clean as found.
- No hunting, trapping, or discharging of firearms is allowed. This includes bows, crossbows and pellet guns.

BAR X POA

\*EAGLE LAKE PAVILION RESERVATIONS\*



**BAR X POA**  
**\*CLUBHOUSE RESERVATION GUIDELINES\***

- The reservation will be confirmed by a deposit check of \$200, dated the day of the reservation. If reservations are cancelled one (1) week prior to the scheduled date, there will be a refund of the deposit. However, if reservations are cancelled less than one (1) week in advance, the rental fee is not refundable. A **rental fee** of \$125 does not need to be in the office until the day of the event, or the day before. **The deposit will be returned if the property owner picks it up, or will be voided here at the office if the clubhouse and grounds are left as they were prior to the event and the KEYS ARE TURNED IN.** Otherwise, the deposit will be cashed. Maximum occupancy is 100 people.
- The function must terminate by 12:00 midnight. Overnight stay is NOT allowed.
- The property owner is responsible for any vehicles towed in violation of posted rules. Use the parking lot adjacent to the clubhouse. Do not block access to the dumpsters.
- No parking or driving is allowed on the levees throughout the subdivision.
- The property owner must make arrangements to pick up the key before 5:00 pm during the week and drop the key in the night drop to the left of the front doors at the office. The property owners are responsible for unlocking the gate for their guests and locking it back after the event. All events must terminate by 12:00 midnight.
- All doors and safety latches on doors must remain open during the event for safety regulations. No light bulbs should be removed or loosened from any of the light fixtures inside or outside the building.
- **All trash must be placed in the proper receptacles (dumpsters).** The property owner is responsible for bringing their own trash bags.
- Clubhouse may be reserved only one (1) time per month, per family. Maximum reservations may not exceed three (3) times per family, per year.
- If alcoholic beverages are to be consumed, the property owner is responsible for hiring two (2) law enforcement officers to be present throughout the event. Names and badge numbers are to be provided to the office prior to the event.
- After the event has started, the fee will not be refunded due to weather or circumstances beyond our control.

**PROPERTY OWNERS ARE RESPONSIBLE FOR THEIR GUESTS AND  
MUST BE WITH THEM AT ALL TIMES.**

**LAKE HOUSE:**

A \$150 deposit and a \$100 rental fee are required for reserving the lake house. See "Clubhouse" for other rules.

**CLUBHOUSE PAVILION, LAKE PAVILION AND CAMPGROUNDS:**

A \$100 deposit is required for reserving these facilities. No rental fee is required. See "Clubhouse" for other rules.

**PARKS & RESTROOMS:**

The parks are not rented. Also, the restrooms are always available for campers and people at the parks and clubhouse pool.

**KEYS:**

The keys for the clubhouse and lake house can be picked up upon payment of the rental fee. When the event is over, the key needs to be dropped in the mail slot at the POA Office on the left side of the front doors. The cleaning sheet needs to be completed and left on the kitchen bar for the maintenance personnel. No deposits will be voided until the key has been received. To pick up your deposit, you will have to come to the office; it will not be mailed to you. If you do not pick up your deposit check, it will be voided and kept in the POA Office.

The Scouts and Youth groups may use the campground without putting down a deposit. If they want to use other facilities, a rental fee is required and must be paid by a property owner. Also, a deposit will be required and a property owner must be with the group.

If alcohol is to be consumed at the event, the property owner(s) must provide two (2) law enforcement officers in uniform to be present at the event 1/2 hour prior to the event until 1/2 hour after the event is officially over and all guests have departed. The property owner(s) will be responsible for payment of the officers, and is/are responsible for the safety of the guests. We will need the names and badge numbers of the officers present prior to the event so that we may verify their information.

**PROPERTY OWNERS ARE RESPONSIBLE FOR THEIR GUESTS AND MUST BE WITH THEM AT ALL TIMES.**

**BAR X POA**  
**\*GENERAL RESERVATION GUIDELINES\***

**Reservations:**

Needed when property owner(s) bring(s) five (5) or more guests to our common areas or facilities.

Guest(s) would be anyone outside of the immediate family.

Example: Total of five (5) – not five (5) per husband and five (5) per wife.

**Reservations can only be made by property owners who are current with their POA maintenance fees.** If you are current with your maintenance fees, your name and phone number will be penciled in on the date requested. Your name will remain in pencil until a deposit check is received (within five business days). Upon receiving the deposit within the allotted time, your reservation will be confirmed. The deposit check is confirmation of the reservation.

**Deposit Checks:**

Must be in the property owner(s) name.

Must be submitted to the POA Office at least five (5) business days prior to the event.

After the event, maintenance will inspect the facility and if acceptable, the deposit check will be voided and will remain on file in the POA Office.

**Cancellations:**

If the reservation is canceled 10 business days prior to the scheduled event, the deposit is refunded.

If the reservation is canceled less than 10 business days in advance of the scheduled date, the rental fee will not be refunded.

**Keys:**

The keys must be picked up before 5:00 p.m. during the week and dropped in the night drop to the left of the front doors at the office. The property owners are responsible for unlocking the gate for their guests and locking it back after the event. All events must terminate by 12:00 midnight.

**Note:**

The deposit and rental fee must be written on two (2) separate checks. *The rental fee check will be deposited.*

**CLUBHOUSE:**

A \$200 deposit and a \$125 rental fee are required for reserving the clubhouse.

All cleaning items should be provided by the host of the event.

Be sure to obtain and carefully read a cleaning check list. Please be sure to replace the trash bags used, and turn the A/C off.

## **BAR X POA \*GENERAL RULES FOR ALL COMMON AREAS & FACILITIES\***

- Property owner(s) must have a valid ID at all times and be prepared to show ID to security, management, or neighborhood watch upon request.
- Guests (would be anyone outside of the immediate family) are limited to four (4) per property owner(s) (total of four (4) – not four (4) per husband and four (4) per wife). If a property owner has five (5) or more guests in a common area or facility, it is considered a party. Reservations are to be made in advance at the POA Office.
- Property owner(s) are responsible for their guests.
- Pets must be on a leash at all times.
- No pets allowed in pool areas.
- Smoking in the pool areas is prohibited.
- An adult must accompany children under 12 years of age in the park areas.
- An adult must accompany children under 14 years of age in the pool areas.
- Use of all common areas and facilities is at your own risk. Bar X POA assumes no liability.
- All events & parties are to begin no earlier than 8:00 a.m. and must terminate no later than 12:00 midnight.
- No littering. Properly dispose of trash in dumpsters.
- Glass containers are prohibited on all common areas.
- Use designated parking areas. Do not block access to the garbage dumpsters. Property owner(s) is/are responsible for vehicles towed that are in violation of these rules. All motorized vehicles are prohibited on park grounds and levees.
- Proper social conduct is expected at all times.
- Proper attire is to be worn at all times.
- No climbing on historical markers.
- Horseback riding is allowed only on the roadways.
- Vending or peddling is prohibited.
- Overnight camping is allowed only at the designated campground.
- Keep all fires in fire circles provided at campsites at the designated campground.
- Alcoholic beverages are not allowed on any of the POA common areas (parks).
- To run for the board of Trustees, one must be a property owner in good standing with their maintenance fees current.

# Monthly Meetings

## MEETINGS HELD AT THE POA OFFICE

- ★ Architectural Control Committee: 7 p.m. - 1<sup>st</sup> & 3<sup>rd</sup> Thursdays
- ★ Financial Committee: At Call
- ★ Maintenance Committee: 6:30 p.m. 2<sup>nd</sup> Wednesday
- ★ Rules for Rental Committee: At Call
- ★ Security Committee: 6 p.m. 2<sup>nd</sup> Thursday
- ★ TRADE DAYS: First Saturday in April – 7:30 a.m. until 1 p.m.  
First Saturday in Nov. – 7:30 a.m. until 1 p.m.
- ★ Waterways Committee: 7 p.m. - 2<sup>nd</sup> Wednesday

## MEETINGS HELD AT THE CLUBHOUSE:

- ★ Annual Meeting: 3<sup>rd</sup> Saturday in April – 10 a.m. until ?
- ★ Monthly Board of Trustees' Meeting: 3<sup>rd</sup> Monday – 7 p.m.

**In order to speak at the Monthly Board of Trustees' Meetings, you must inform the office in writing (letter or email) by the 10<sup>th</sup> of the month.**

Anyone who wants to attend these meetings  
for input, suggestions, etc. is welcome.

## 2009 BOARD OF TRUSTEES

PRESIDENT: Thomas (T.J.) Sbrusch  
SECRETARY: Jim Grayson

VICE PRESIDENT: Joyce McHam  
TREASURER: Taina Johnson

BOARD MEMBERS:  
Bill Coleman  
Bob Griffith

**BAR X POA  
Information Sheet**

**Mailing Address:** Bar X Property Owners' Association  
1169 Bar X Trail  
Angleton, Texas 77515

**Website:** [www.barxanch.com](http://www.barxanch.com)

**Contact Information:** Voice 979-345-2545  
Fax 979-345-6445  
E-mail: [barxbookkeeper@ertw.net](mailto:barxbookkeeper@ertw.net)  
[barxfrontdesk@ertw.net](mailto:barxfrontdesk@ertw.net)

**Office Hours:** Monday thru Friday: 8:30 a.m. - 5 p.m.  
1<sup>st</sup> Saturday of the month only: 9 a.m. - 1 p.m.

**Office Personnel:** Office Coordinator, Liz Montoya  
Assistant Office Coordinator, Tracy Ning

**WHEN SENDING IN YOUR PAYMENTS, PLEASE PUT YOUR SECTION,  
BLOCK AND LOT NUMBER ON YOUR CHECKS OR MONEY ORDERS.**

**DUMPSTERS AND ROLL-OFF DUMPSTER**  
These trash bins are for property owners only.  
Violator's will be fined.

**ROLL-OFF DUMPSTER**  
Clubhouse: At call or when full.

**DUMPSTERS**  
Quarter Horse Trail, Clubhouse, 521 Pool & Conestoga Trail (pickup days Mon & Fri)

**I.D.s REQUIRED on POA Common Areas**  
**ALL IDs MUST BE VALIDATED FOR THE CURRENT YEAR**  
**NO PARKING OR DRIVING ON LEVEES**