

# LONE STAR REALTY

4100 FM 515 • Emory, TX 75440

903-473-1776 • office 903-473-1775 • fax 866-473-1776 • toll free

## LAKE FORK RANCHES

### PRIVATE LAKE RESTRICTIONS

1. All piers and decks must match detail of those found on file at the offices of Lake Fork Ranches. They cannot exceed these measurements illustrated but can be less. Material should be out of treated wood to prevent deterioration of wood. See furnished drawing.
2. Owner(s) of the land contiguous to dam on lake will be responsible for the mowing of the dam.
3. All property owners on any of the private lakes located within Lake Fork Ranches will be responsible for the upkeep and repairs of the dam and the lake including keeping the lake stocked with the designated game fish including Florida bass, crappie, channel catfish and smaller fish such as blue gills, red ears and minnows. The private lakes are for the exclusive use of the owners and their guests who properties adjoin the shore line around the lake. Property owners on the private lake may fish only their lake. You cannot go over and fish another lake if you do not own property that adjoins the shoreline of that other lake unless you are invited by another property owner whose property he/she owns does adjoin that lake's shoreline.
4. Property owners will be responsible for paying \$100.00 per year if needed to keep lake stocked. This money will be delivered to property owner in lot 1 the first year it is necessary to add more fish. The next time the monies will be delivered to property owner of lot 2 and or the next lot in numerical order that has sold. All monies need to be paid and collected in the month of January. Should any property owner not pay, that property owner will lose all lake privileges until all monies in arrears have been paid in full.
5. No gasoline powered motors on lake allowed.
6. No boats larger than 21 feet in length allowed on lake.
7. The architectural control committee (ACC) will have final approval of any and all improvements by the lake including design and placement of those improvements.
8. Catch and release shall be limited to the following: No bass shall be taken from lake under 14 inches in length  
No crappie shall be taken from lake under 10 inches in length. No more than 4 lbs. per species of fish, per acre, per year, per property owner shall be taken from any of the private lakes. No trot lines allowed. With the exceptions of the ACC, restrictions on the private lakes can be changed with the majority of the property owner's approval to make necessary changes. These changes must be approved and occur within 60 days of January 1<sup>st</sup> of the New Year. If not then changes will have to occur prior to 60 days following of the next New Year.

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Buyer

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Date

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Buyer

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Date