

HORSESHOE LAKE
RULES AND REGULATIONS

06352

THE STATE OF TEXAS §
 §
COUNTY OF WALKER §

WHEREAS, HORESESHOE LAKE is a subdivision situated in the Francis Riley Survey, Walker County, Texas, in which the lots are leased for a period of 99 years from the date of the Lease Agreement respecting each Lot;

WHEREAS, under the terms of the Lease Agreements the Lessees are entitled to one (1) vote per lot on all matters regarding reasonable lake rules and matters of policy affecting the lake as a whole, with issues regarding lake rules to be submitted by Lessor at the request of Lessees to be voted upon at time date and place of meeting specified with notice in writing given to all Lessees;

WHEREAS, on November 8, 1981, at a general meeting of the Lessees held after written notice had been mailed to all Lessees, a list of nine proposals were presented by the Horseshoe Lake Property Owners Association and submitted to a vote by all property owners in attendance, which proposals were approved by a majority vote and ratified by W. J. Coburn, as Lessor, as called for by the terms of the Leases:

NOW, THEREFORE, I, W. J. COBURN, as Lessor, and successor Lessor of the various lots in Horseshoe Lake, do hereby RATIFY and CONFIRM the rules and regulations adopted by the Horseshoe Lake Property Owner Association on November 8, 1981, applicable to and covering the following described property:

BEING all of the lots, tracts and parcels of land on the HORSESHOE LAKE SITE, a subdivision situated in the FRANCIS RILEY SURVEY, A-484, Walker County, Texas, and being situated upon that property described in a deed from G. S. O'Bannon, et ux to J. R. Watson, et al, recorded in Volume 129, Page 71, Deed Records of Walker County, Texas.

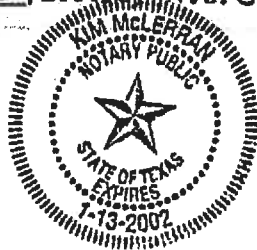
such rules and regulations as hereby RATIFIED and CONFIRMED are set out on Exhibit "A" attached hereto and made a part of this instrument for all purposes, and shall be covenants and conditions running with the title to all Leases in the Horseshoe Lake Site.

EXECUTED this 21st September day August, 2001.

W. J. Coburn
W. J. COBURN

THE STATE OF TEXAS §
 §
COUNTY OF WALKER §

This instrument was acknowledged before me on the 21st day of September, 2001 by W. J. COBURN.



Kim McLerran
NOTARY PUBLIC in and for
The State of Texas.

January 12, 1982

TO: All Property Owners, Tenants, and
Visitors of Horseshoe Lake

FROM: W. J. Coburn

RE: RULES AND REGULATIONS

On November 8, 1981, a general meeting of property owners was held at Bob and Sue Henderson's house on the small lake. All property owners were mailed a notice of this meeting urging them to attend. A list of nine proposals was presented by the Horseshoe Lake Property Owners' Association and put to a vote by all property owners in attendance. All proposals carried and are listed below:

1. All residents must have adequate garbage containers with lid and make proper disposal of all garbage with no dumping on roads.
2. It is the lease holder's responsibility to maintain their own property in a reasonable fashion which includes keeping grass mowed, removal of junk cars and other junk and debris.
3. Animals - pets:
 - a. Owners are responsible for their pets.
 - b. All residents must keep their pets on their own property.
 - c. There is a limit of 2 dogs per dwelling.
 - d. All pets must be vaccinated.
 - e. Problem dogs must be chained or fenced.
4. All lots and boats shall be identified by lot number in a manner to be easily recognized.
5. Property owners must give written authorization to guests to use their property when owner is not present.
6. Absolutely no littering allowed.
7. Trotlines must be identified with a floating marker on at least one end with name and lot number. Trotlines should not be abandoned in the lake and should be removed upon cessation of fishing. Any unmarked trotlines may be cut.
8. Drivers of all vehicles must abide by posted speed limit, have proper muffler on vehicle and must drive in a fashion so as not to be a nuisance.
9. Maximum size outboard boat motor allowed is $7\frac{1}{2}$ H.P.

In matters regarding property offences such as garbage, sewer, etc., offender will be contacted by a member of the executive committee and notified of the offence and will be given 15 days to correct the situation. If the situation is not corrected after 15 days, further action may be taken to bring the offender in compliance with the rules.

EXHIBIT "A"
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I have given my approval to all nine proposals and this completes the procedure to make these rules binding and applicable to all property owners, leaseholders, tenants (renters), and visitors, as stipulated in the lease agreement contracts. Violators of these rules will be seriously dealt with and anyone who persists in violation of these rules may face legal proceedings.

Also, I wish to remind all leaseholders that there should be no discharging of firearms, and septic tanks and lines must be in good working order and under no circumstances shall sewage be allowed to get into the lakes.

It has also been proposed that everyone identify their property (lot) by posting your lot number on your house or dwelling. Six inch numbers painted white on a black background is recommended to make for easy recognition and uniformity. Many have already been posted. This gives each lot owner a physical address and should facilitate identification for your guests and visitors, and more seriously for emergency vehicles such as ambulances, police, and fire trucks. As many of you have noticed, street signs have been put up for this same purpose. These signs have been put up and paid for by the Horseshoe Lake Property Owners' Association.

These rules and proposals are intended to benefit all persons who live at or visit Horseshoe Lake and not to inconvenience anyone. Your cooperation is important and will be greatly appreciated by myself and your other neighbors.

Sincerely,

W. J. Coburn
Owner of Horseshoe Lake

EXHIBIT "A"
PAGE 2 OF 2

FILED FOR RECORD
COUNTY CLERK
WALKER COUNTY

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JAMES D. PATTON
DEPUTY

STATE OF TEXAS
COUNTY OF WALKER

I, James D. Patton, County Clerk in and for Walker County, Texas do hereby certify that this instrument was filed for record in the volume and page of the named record, and at the time and date as stamped.

JAMES D. PATTON, CLERK
WALKER COUNTY, TEXAS



Official Public Records Discharge Records