



Twin Harbors Property Owners Association, Inc.

274 Valleyview Drive

Onalaska, Texas 77360

(936) 646-2242

[info@twinharborslakelivingston.com](mailto:info@twinharborslakelivingston.com)

## RECREATIONAL AREA KEY FOB, BOAT RAMP KEY & RULES FORM

**AS A PROPERTY OWNER IN THE TWIN HARBORS SUBDIVISION, I AGREE TO ACT IN ACCORDANCE WITH THE FOLLOWING RULES GOVERNING USE OF THE TWIN HARBORS RECREATIONAL AREA.**

### GENERAL RULES

1. A Twin Harbors property owner shall be that individual(s) whose name is listed on the Polk County Tax Records as property owner(s); however, if a purchase has not been recorded by Polk County, THPOA records must reflect ownership. A property owner must be current on all regular maintenance fees and special assessment fees to use all recreational facilities.
2. A renter of a Twin Harbors property shall be entitled to use all recreational areas if the property owner is current on all regular maintenance fees and special assessment fees and has provided THPOA with a completed Property Owner-Tenant Registration Form accepting responsibility for the actions including any damages incurred by the renter, their family members and their guests and if the property owner has paid the non-refundable fee of \$50 for the fob and \$50 for the Boat Ramp key for the renter's use.
3. Each property owner shall be entitled to purchase clubhouse/pool fobs and boat ramp keys with a non-refundable fee payment of \$50.00 for each fob and \$50.00 for each key. Fobs and keys are available at the clubhouse during office hours (see office sign for specific hours). Property owner may also call the office or a THPOA Board member to make arrangements to pick up the fob and/or key as needed.
4. A Twin Harbors property owner may not loan or provide their clubhouse/pool fob or their boat ramp key to anyone other than immediate family members under any circumstances.
5. Replacing a lost fob or key requires a payment of a non-refundable fee of \$50.00 for each lost fob or key.
6. All Twin Harbors clubhouse fobs and boat ramp keys, are the property of THPOA. Property owners must notify the THPOA office when selling their property and the fob and keys must be returned to the office within 2 days of closing or prior to it. The key & fob may be transferred to the buyer if done at time of closing. The buyer will need to come to the THPOA office and pay the \$25 transfer fee and have the key and fob assigned to their account and reactivated. If the key & fob are not transferred at the time of closing it will be the responsibility of the buyer to contact the office for their fobs and keys and pay the \$50 fee per key & fob by cash or check at time of pick-up.

7. Any fob or key found in the possession of anyone other than a Twin Harbors property owner, their immediate family member, or a registered tenant will be confiscated by any THPOA board member.
8. Reporting to the THPOA board any violation of recreational area rules is the responsibility of all property owners and can be done by phone, text, email or in writing.

### CLUBHOUSE AND SWIMMING POOL RULES

1. See the sign posted on the fence at the pavilion for the swimming pool hours and schedule as it is subject to change. In general the pool is open from May 1st to September 30th of each year. The swimming pool is closed one day each week for routine maintenance and the adding of chemicals. The pool is open on all State of Texas holidays.
2. The clubhouse pavilion/picnic area is open daily all year from 10:00 AM to 9:00 PM and closed on pool cleaning days except for holidays.
3. An adult must accompany all children fifteen (15) years of age and younger.
4. A property owner or an immediate family member sixteen (16) years of age and older, must accompany all pool guests.
5. A maximum of fifty (50) individuals may be in the pool at any one time and any THPOA Board member can ask any overage to leave the pool to maintain this limitation. Individual pool attendees do not have to leave the picnic area.
6. The clubhouse/pool gate is to be closed and locked after every entrance or exit and may not be rigged to stay open or unlocked for any reason unless done by a THPOA Board member.
7. Proper swimming attire is required in the pool. Babies and toddlers must wear a waterproof swim diaper while in the pool at all times. Nude swimming or sunning is not allowed.
8. No glass containers, alcoholic beverages, drugs, or smoking is allowed in the clubhouse/pool area.
9. No food or drinks are allowed in the pool area.
10. No pets are allowed in the clubhouse area except for certified service animals; they must have proper identification while in the area.
11. No pets are allowed in the pool area for any reason.
12. Music must be kept to a minimum level so as not to disturb others.
13. No running, horseplay or diving is allowed in the pool area.
14. No running or horseplay is allowed in the picnic area.
15. Onalaska Police will remove drunken or disorderly individuals from the clubhouse/pool area. Call 911 and ask for assistance.
16. Athletic type shoes must be worn in the basketball, volleyball and tennis court areas.

17. All clubhouse and pool attendees must register on the sign-in sheet when using the facilities. Legibly print property owner and responsible person's first and last name and the number of individuals in your group.
18. Property owners and guests must follow all posted or published rules governing the use of pool, picnic and athletic areas.

**BOAT RAMP AREA RULES**

1. The boat ramp area is open twenty-four hours a day, all year for property owners with keys for access.
2. Vehicles and trailers are not permitted to drive or park on the grass. Vehicles and trailers are to be parked at the edge of the pavement so as to allow full ramp access.
3. The boat ramp is to remain locked except when loading or unloading a boat.
4. No fireworks, fires, or camping is allowed at the boat ramp area at any time for any reason.
5. Swimming is not allowed anywhere in the boat ramp and green area.
6. Fishing or the use of a net is allowed only from the bulkhead/green area. No fishing or netting from the pier.

Written complaints will be confirmed, and if substantiated, the property owner will be notified and suspended from using all recreational areas for sixty (60) days. A second offense will result in a suspension from all recreational areas for twelve (12) months. A property owner has the right to appear before the board to appeal any suspension.

**CLUBHOUSE FOB:**

Signature of Property Owner	Printed Name	Date	Fob Number

**BOAT RAMP KEY:**

Signature of Property Owner	Printed Name	Date	Key Number

\_\_\_\_\_ The above is a second fob and/or key being assigned to this property owner to be used by their tenants. The property owner has completed the Property Owner-Tenant Registration Form, which was received with this form.

RECREATIONAL AREA KEY FOB, BOAT RAMP KEY & RULES FORM

COURT RECORDING PAGE

FILED FOR RECORD  
2020 OCT 19 PM 2:18  
*Schelana Hock*  
POLK COUNTY CLERK

STATE OF TEXAS )  
COUNTY OF POLK ) **EH**  
I, SCHELANA HOCK hereby certify that the instrument was FILED in  
the file number sequence on the date and at the time stamped hereon by  
me and was duly RECORDED in the Official Public Records in Volume  
and Page of the named RECORDS OF Polk County, Texas as stamped  
hereon by me.

OCT 19 2020



*Schelana Hock*  
COUNTY CLERK  
POLK COUNTY, TEXAS