

The Reserve at Lake Tyler Homeowners Association

15302 Reserve Blvd.
Tyler, TX 75707

RULES & REGULATIONS FOR USE OF THE LAKES

Article 12.2(a) of the Deed Restrictions of The Reserve at Lake Tyler states:

- (a) Subject to the Board's duty to exercise sound business judgment and reasonableness on behalf of the Association and its Members, the Board may adopt rules which modify, cancel, limit, create exceptions to, or expand the initial use restrictions.

The Board of Directors of The Reserve at Lake Tyler has determined that it is in the best interest of the community to establish a policy concerning use of the lakes within The Reserve at Lake Tyler.

Boat Types:

- Approved boat types:
 - Oar or paddle driven boats, such as: canoes, row boats, kayaks, sculls, etc.
 - Single hulled sail boats
 - Battery powered electric boats
- Boats may not exceed 18 feet in length.
- No watercraft may have a fixed draft of more than 24 inches.
- The following boats types are prohibited for use on the lake: multi or double hulled sail boats, inflatable boats, rafts, inner tubes, personal floating devices, windsurfers, sail boards, motor surfers, jet skis.
- No gasoline or diesel fueled engines are permitted on the lake with the exception of the Association's work boat.

Approval:

- **Before** any boat can be operated or placed on the lake, it must be approved by and registered with The Association.
- Prior to approval, evidence of liability insurance covering the boat must be provided to the Association in limits of no less than \$500,000 combined single limit or \$250,000 / \$500,000 / \$250,000 split limits. Such evidence must name "The Lakes Association" as an additional insured.
- All boats must bear an approval sticker issued by the Lakes Association. This will show that the boat has been approved by the Association. It will also be used to identify the owner of any boats that may break loose or be stolen.
- If your property abuts the lake and you wish to have a boat, you are required to have an approved dock installed on your property.
- To obtain approval for your boat, you must identify a permanent docking site of your boat.

General Rules:

- No feeding of any birds, fish or other wildlife is permitted.
- Pets are not allowed in the lake.
- No dock shall be constructed and placed on the lake shoreline (or modified) without first obtaining written approval of the Architectural Control Committee (ACC).

- No foreign materials may be disposed of in the lake, such as: grass clippings, tree branches, paint, cement, oil, soap suds, building materials, chemicals, fertilizers or any other material that may be detrimental to the lake environment.
- Members are responsible for the activities of their tenants, guests and family members.
- Operation of radio-controlled, gas-powered model boats and aircraft is not permitted on or over the lake.

Boating Rules:

- All boats must have life jackets and fire extinguisher equipment in accordance with Federal, State, County and City requirements.
- No boating hours have been established at this time. However, because sounds carry and magnify over water, boating must be done in a quiet, courteous manner towards other Association members, especially after 10:00 p.m.
- All boats must be lighted on all sides when operated after dark.
- All boats must be operated in a safe and courteous manner.
- When approaching another boat, always bear to the right.
- Sailing craft shall have the right of way over all other watercraft.
- Docking at common areas or private property is not allowed without the express written consent of the owner.
- Boats may only be moored or stored at an owner's dock.
- Owners of homes must remove their boat from the water when not in use. They must be stored in such a way that they are not visible from the street, common areas or the lake.
- No anchors of any type are allowed on the lake.
- All boats must be kept in good repair and be operable.
- Any boats in violation of these rules may be towed and impounded at the expense of the owner without a hearing.

Fishing Rules:

- Fishing is restricted to Association members, residents and guests accompanied by a member.
- No form of live bait shall be used and there shall be no cleaning of fish at docks, lakeside or from a boat.
- The use of gigs, spears, firearms, air rifles, nets, drop lines, traps, bows and arrows is prohibited on, in or near the lakes.
- To protect the fish and waterfowl, fishing lines must not be left unattended.
- Fish over 12" in length may be taken from the lake only for human consumption.
- Causing harm or death to protected grass carp and razorback sucker fish is strictly prohibited.

This Policy was adopted at the July 16, 2020 meeting of The Reserve Board of Directors and is referenced in the minutes of that meeting. In addition, the Policy will be posted on The Reserve at Lake Tyler website and will take effect thirty (30) days from the date that it was posted in compliance with Article 12.2(c) of the Deed Restrictions of The Reserve at Lake Tyler.

Note:

- Violation of the above rules is considered a violation of the rules of the Association and may result in fines against the homeowner.
- In addition, the rights of the homeowner to use the lake may be suspended.
- Boats of owners in violation of the above "Lake Rules and Regulations" may be towed and impounded at the expense of the owner without hearing.

IN WITNESS WHEREOF, the undersigned President of The Reserve at Lake Tyler Home Owners Association, Inc., has executed this Declaration this 31 day of July 2022.

7/31/2022
Date

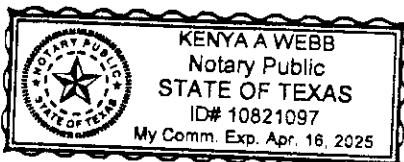
W. Trent Richardson
President of The Reserve at Lake Tyler Home Owners Association, Inc.

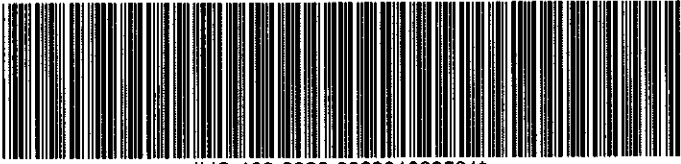
STATE OF TEXAS §
 §
COUNTY OF SMITH §

BEFORE ME, the undersigned authority, on the 31st day of July, 2022, personally appeared, W. Trent Richardson, to me known to be the President of The Reserve at Lake Tyler Home Owners Association, Inc., and he/she acknowledged before me the he/she executed the same for the purposes therein expressed.

Kenya A. Webb
Notary Public, State of Texas

My Commission Expires: 4/16/25





VG-169-2022-202201029531

Smith County
Karen Phillips
Smith County Clerk

Document Number: 202201029531

Real Property Recordings
WARRANTY DEED

Recorded On: August 01, 2022 10:33 AM

Number of Pages: 4

Billable Pages: 3

" Examined and Charged as Follows: "

Total Recording: \$34.00

******* THIS PAGE IS PART OF THE INSTRUMENT *******

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number: 202201029531
Receipt Number: 20220801000056
Recorded Date/Time: August 01, 2022 10:33 AM
User: Suni W



**STATE OF TEXAS
Smith County**

I hereby certify that this Instrument was filed in the File Number sequence on the date/time printed hereon, and was duly recorded in the Official Records of Smith County, Texas

Karen Phillips
Smith County Clerk
Smith County, TX