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## Upper Neches River Water Management Authority Limited Use Permit FAQs

Wildewood Owners Association and other property owners whose property adjoins the lake are required to obtain a “Limited Use Permit” (LUP) from the Upper Neches River Water Management Authority (the Authority) in order to use the property that extends from an elevation of 355 feet (the “take line”) to the lake surface.

At times, questions arise about what the LUP allows and does not allow. This document is a summary of information available on the UNRWMA web site under Rules and Regulations at [www.unrwma.org](http://www.unrwma.org). If you have additional questions, you can call the Authority at 903-876-2237.

1. What land is included in the LUP?
  - a. All land from the **lake surface** to the **355’ take line** is subject to flooding and is included in the LUP. Effectively this means the amount of land encompassed by the permit can vary as the water level goes up and down.
  
2. Can anyone use the land except the permit holder?
  - a. Per the LUP application.... During the term of this Permit, the Applicant’s right to use the Property in accordance with the Permit will be **exclusive to the Applicant as against parties other than the Authority**. In short this means only the permit holder, the Authority and authorized guests of the permit holder can access the land encompassed by the permit.
  
3. Can the permit holder restrict another person’s access if the person is on the lake surface (water)?
  - a. A permit holder cannot restrict access to boaters: however, boaters cannot access any private property, nor can they block access to a private structure.

4. What rights do people approaching from the water have to boat houses and piers on the permitted property?
  - a. Approved boat houses and piers on the permitted property are private property. Those approaching from the water may fish in the vicinity but may not enter any private property, tie anything to the property or block the permit holder's access to the water.
  
5. Where can fences be erected on the permitted property?
  - a. Fences can be constructed from the 355' elevation to water's edge. This is typically to the 345' normal fill elevation. In a drought, if the lake is lower, the fence may extend to the water but must be moved as the water level rises to prevent the fence from being in the lake. The fence may not be more than 4' tall or be a solid privacy type fence that blocks the view.
  
6. What requires a permit?
  - a. Any and all improvements (including fences) below the property owner's property line that are on UNRWMA property must be permitted before construction.
  
7. What about the metal tags on permitted structures?
  - a. The metal tags were used when the lake was first built. They are no longer used. UNRMWA retains the right to remove structures if the permits are not kept current (fees not paid annually) or the structures are not maintained.