DEER LEASE AGREEMENT

1. All Texas Parks and Wildlife rules and regulations must be followed.
2. All new lease members have a one-year probationary period. The severity and / or number of rule infractions may result in being permanently removed from the ranch and loss of payments made for the lease.
3. Members must sign the ranch waiver liability before being allowed to hunt in October. It will be posted on the website and printed copies will be in the Jobox by the ice machine.
4. The property is primarily leased for deer hunting. All other legal game hunting is allowed i.e. quail, hog, etc. if it does not interfere with deer hunting. Permission is needed to hunt **ANY** game in another lease member’s spot.
5. After trophy buck season management deer can still be harvested. During this time quail can be hunted on the entire lease but permission is needed to hunt quail in another member’s spot.
6. There are 22 spots on the ranch with each spot having the ability to have two blinds. The lease manager **MUST** approve each blind spot. Each member may only have one dwelling at camp.
7. Payment dates are usually in February and August and exact amounts and due dates will be provided by the lease manager. Payments include each paid member’s portion of the lease amenities such as electricity, water, and maintenance and upkeep of the ice machine. Missed payments will result in the lease member's spot becoming available to be leased to another lease member (new or existing). A $500 renewal commitment fee is due on January 31st every year and will go towards the total payment of the member’s portion.
8. When hunting spots are available, seniority on the Galvan Ranch will determine the order of selecting the spots. Seniority is based on the month and year by which the lease member started hunting on the ranch. The most senior lease member of the Galvan Ranch will get to choose the first spot with the 2nd most senior lease member getting the next pick and so on. Each lease member can only choose one spot and after everyone has chosen a spot or chosen to remain at a spot, the order will start over again with the most senior lease member. An existing member that wants to add a spot will have that selection treated as a new member. Hunting spots selected are for the current lease member and are not allowed to be given to an incoming family member or friend. This constitutes “sub-leasing” and will be subject to the new lease member having the spot go through the seniority list again starting with person directly after the lease member who originally selected the spot.
9. **When leaving a hunting spot, any items that aren’t purchased by the incoming member, must be removed from the ranch.**
10. Deer blinds, tripods, and / or any hunting must be at least 1,000 yards from another lease members blind. Blind locations **MUST** be approved by the lease manager.
11. Driving around other lease member’s areas is prohibited without permission from the lease member.
12. Lease members aren’t allowed outside of camp during non-hunting hours (1 hour before sunrise, 1 hour after sunset) unless looking for a wounded deer.
13. No discharging of guns in the camp area except at the shooting range behind camp. There is also no discharging of firearms on the main road throughout the Galvan Ranch. No loaded guns are allowed at camp.
14. Guests are allowed during the hunting season and off season. Direct family guests (spouse, kids under 18) are not limited but all non-direct family guests and kids over 18 are limited to 2 per member’s paid spot. All guests must have the Liability Release & Medical Release forms signed by legal guardian(s) and placed in the notebook in the Jobox by the ice machine. The waiver liability form will also be posted on the website. Guests can hunt in deer blinds alone, but it is **required** that the lease member be present when game is being taken. Lease members will be accountable to their guests and all rules apply to the guests. Guests that break rules or agitate members will be removed from the ranch and not allowed back.
15. All game must be brought to camp (except during a tick quarantine) to be field dressed. There are several logs for the MLD tags, game biologist, and for the cooler. Make sure to fill all out properly as game wardens issue tickets for incorrect or missing information. All tags and logs are in the Jobox next to the cooler. Cooler log is in the cooler.
16. All deer harvested must be logged (box next to the cleaning rack) and every requirement set forth by the game biologist must be met (i.e. Trophy deer jaw bones must be kept and sent to the game biologist, management deer pictures must be sent to the lease manager). Lease members will send the jaw bones to the lease manager who will forward them on to the game biologist.
17. The game biologist for the ranch determines the number of does and management deer that need to be harvested each year. **Trophy deer are hunted the weekend after meeting the game biologist’s quota. The lease manager will inform all hunters of the date and time that trophy season begins.** Each lease member must shoot at least one doe and one management buck per spot before being able to shoot their trophy. When all doe tags are gone a member must still shoot a management deer to hunt trophies. In addition to one doe and one management it is **strongly** recommended that each member shoot their designated amount of does and management deer for each spot they hunt.
18. Management deer shot that don’t match the game biologists’ criteria could lead to probation and/or a fine for the lease member as determined by the lease manager.
19. Protein, cottonseed, or some other beneficial feed (other than corn) must be fed regularly throughout the year.
20. Lease members who have young trophy deer that don’t qualify to be harvested are encouraged to submit them to the “No Shoot List”. Discussions regarding deer put on the “No Shoot List” must occur before trophy season. After trophy season starts there must be agreement to add or remove a deer to the “No Shoot List”. If there is a dispute on a deer being placed on this list the Lease Manager may consult with the game biologist. When members email or text the game biologist regarding deer they must also include the lease manager. If a deer is harvested that was on the “No Shoot List” it is subject to confiscation and that member will be placed on probation or permanently removed from the ranch as voted on by the other members (majority).
21. All instances of probation may include the lease member paying the lease expense the next year without being able to take a trophy deer. When on probation; doe, management deer, and other game would still be allowed. Lease Manager will have final authority on this matter due to the severity of the violation.
22. Trophy deer harvested that don’t match the criteria set forth by the game biologist are subject to confiscation and that lease member will be placed on probation or permanently removed from the ranch as voted (majority vote) on by the lease members. Lease Manager will have final authority on this matter.
23. Each lease member is responsible for his/her own mess. Camp must be maintained including grassy areas, garbage, etc. ALL TRASH MUST BE TAKEN HOME AND NOT DUMPED AROUND CAMP. TRASH THAT CAN BE BURNED (NOT GLASS OR METAL) MAY BE BURNED IN YOUR BARREL WHEN THE WEATHER ALLOWS. Animal remains are to be dumped behind camp near the shooting range.
24. Parking: Each lease member can park in the area in front of their trailer/living area. Parking in front of another lease member's trailer or living area is prohibited without permission. No blocking of the roadway is permitted at any time. Please be respectful of other lease members. The road through the campground should always be passable.
25. Power, water usage: Always turn water source off when leaving the camp. Always minimize leaving lights or any other power source (AC) on during the time you are not on the premises.
26. All lease members are required to participate in maintaining the camp area/leased property. Membership meetings and workdays may be scheduled as needed. Dates and times for meetings and workdays will be announced at least 30 days in advance. Lease members should make every effort to attend/participate.

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Lease members agree to abide by these rules and regulations. Lease members further understand and agree that the landowner, lease manager, and other lease members will not be responsible, or held liable, for any accidents or injuries to themselves, family, or guests while on the Galvan Ranch. Violation of the rules and regulations are grounds for termination from the lease. Should a member be terminated they must leave the premises immediately. They will be allowed back on the ranch, under supervision, to retrieve their belongings after deer season.

I have read and understand the rules and regulations of this agreement. My signature below indicates that I accept the terms of this lease and will not pursue legal action should my lease be terminated for breaking the above rules.

Signature: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Date: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Print: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_