

STEAMBOAT SHORES OWNERS ASSOCIATION

RULES

**NOTE: Rules are an extension of the Bylaws. Proposed changes to the Rules and Procedures can only be implemented by unanimous consent of the Board of Directors and shall not be effective until 30 days after notification by regular mail has been provided to the Association memberships at large. Such Notice will clearly explain the exact purpose and wording of any proposed change. Any changes to the Rules and Procedures is subject to membership review and reversal at a regular or special called meeting pursuant to the procedures outlined in Article Five, Section 5. (Updates presented to Board on 11/15/2025. Vote was unanimous by in person and/or Board Ballot.)**

1. The use of existing holding tanks, after sale of the lot or lots, transfer of ownership, or change of occupants will be strictly prohibited. New owners will have to arrange for a sewer tap.
2. Discrimination: No racial discrimination in any form including verbal or physical, will be tolerated. The policy applies to lot owners, guests of the owners, and children of the same. All common amenities owned by the Association are open for use to all members and guests in good standing, regardless of race, creed, or color.
3. Any complaints filed with the Board of Directors will be investigated promptly and appropriate action taken.
4. Use of Boat Ramp: The Association boat ramp is for the use by any members in good standing and their guests, with Decal or Pass in clear view for parking area. Violators will be towed at their own expense.
  - a. Launch and load as quickly as possible and pull clear of launch area, when others are waiting. Park only in designated parking areas.
  - b. The first 15ft of tie-up rail adjacent to the boat ramp is reserved for temporary use to load and unload.
5. Use of Fishing Pier: The Association fishing pier is for use by all members in good standing and their guests. Users are required to keep the area clean at all times and to respect the other users. No boats can be tied to pier or anchored so close, as to interfere with others fishing from the pier.
6. Use of Pavilion: The Pavilion will be available for private use when not in conflict with scheduled Association's events. There will be a \$25 refundable clean-up fee if not cleaned, inspection will be conducted. There will be a \$50 clean-up fee if not satisfactorily cleaned upon inspection. If any damage is incurred to the Pavilion or the contents of the Pavilion, there will be a charge to fix or replace the damage/s. The amount due will be determined upon inspection and/or an estimate is obtained. All charges are due upon receipt.
7. Use of Pools: No glass containers, food, or other items not used for swimming will be allowed in the pool area. Large floats will not be permitted on heavy use holiday weekends. Any member, guest, or children of the same caught vandalizing the pools, restrooms or other Association property or members property will be subject to sanctions, fines, penalties, interest, and expulsion from membership.

8. Use of Association Equipment: The Association owned Back-hoe, Tractors, Mowers, and other tools and equipment are for use on Association projects and are to be operated by authorized personnel only. Use of Association equipment on private projects must be approved by the President, a member of the Board of Directors, and will be charged to the private user at a cost of \$35/hr., with Association operator. Any damage incurred to any of the equipment while renting will be charged to the renter, the amount due for repairs will be determined upon inspection and estimate to repair. The amount is due upon receipt. The renter is responsible for finding any underground utilities, any damages incurred to the utilities will be the renters responsibility to pay.
9. Architectural Building Permits: Building of structures on any lot in the subdivision will require the review and approval of the Architectural committee. Upon approval, an official permit will be issued within ten (10) working days. The lot owner must provide a drawing or detailed description of the proposed structure, type of structure, exterior finish, and materials to be used, and construction time frame. (REF: Sub-Division Restrictions #1).
10. Culverts: As specified elsewhere in these governing documents Culvert pipes will be a minimum diameter of 12 inches in all cases. The lot owners will be primarily responsible for keeping the culvert pipes free of obstructions. However, when necessary, the Association personnel will assist in cleaning out to get proper drainage. (REF: Sub-Division Restrictions #3)

Debrah Andrews  
Debrah Andrews, President

12-2-2025  
Date

Bryan Holland  
Bryan Holland, Secretary

12-2-2025  
Date

State of Texas  
County of Rains

This instrument was acknowledged before me on this date 12-2-2025  
By Debrah Andrews, President of Steamboat Shores Owners Association and  
Bryan Holland, Secretary of Steamboat Shores Owners Association

By: M. Bagley  
Notary Signature  
2025-215  
MANIFEST  
COUNTY CLERK  
RAINS COUNTY, TEXAS  
Dec 03 01:49 PM  
Notary Printed Name

David W Bagley

