

## **CBCA PARKING AND GATES AT BOAT RAMP**

The gates at our boat ramp area are not intended to keep Conroe Bay residents from using the area. We are trying to stop non-residents from using this area due to multiple ongoing issues.

**ONLY ONE ACTIVE KEYCARD PER RESIDENCE.** The first keycard is free. Replacement keycards are \$50.00. If you are moving, return the keycard to our CBCA Treasurer or be assessed \$50.00.

If maintenance fees are not current, keycards are subject to deactivation without further notice.

Your keycard is YOUR responsibility and is for the exclusive use of you and your invited guests.

Tenants, subject to their rental agreement, may obtain a keycard from their landlord. The card is ultimately the responsibility of the property owner and should be returned to the property owner at the termination of the lease.

Per our Deed Restrictions: *"E. No truck, car, boat, or trailer shall be left parked in the street in front of any lot except a construction or repair equipment while an house or houses are being built or repaired in the immediate vicinity. No parking at the boat ramp. Violators will be towed at the owner's expense."*

**NO STREET PARKING** (except as designated above) and **NO PARKING AT THE BOAT RAMP.**

The common parking area located near our Community Center is meant to be used for those using the boat ramp area and for temporary short-term parking when residents are unable to accommodate their guests parking on their own property.

After launching or dropping off belongings at the boat ramp area, residents and guests alike are free to use the common parking area located near our Community Center approximately 1 block North of the boat ramp area.

All Conroe Bay residents must display a CBCA sticker on the rear window of their vehicle and their guests must display a CBCA Guest Card on their dashboard when using the boat ramp area and the common parking area or be subject to towing without further notice.

Any violations of this policy will be reviewed by the CBCA Board of Directors and may result in suspension of all privileges pertaining to the boat ramp area.

CBCA Property owners may contact [cbcasecretary1@outlook.com](mailto:cbcasecretary1@outlook.com) or [carlacole.cbca@gmail.com](mailto:carlacole.cbca@gmail.com) for the current combo to the walk thru gate and any needed CBCA stickers or guest cards.

CBCA Board of Directors  
6/21/20